



Ira Bennett, Vice-Chair
Anne Billsbarrow
Brad Graham
Andrea Gregory, Chair
Charlie Lee
Brenda Shears
Scott Solliday
Korri Turner
Vacant, Alternate

Amy Douglass
Alyssa Gerszewski
Nathan Hallam
Wm. "Billy" Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280



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RULES OF PROCEDURE
AS ADOPTED BY THE
TEMPE HISTORIC PRESERVATION COMMISSION
April 8, 2010

WHEREAS, the Commission recognizes the underlying principal of these rules to be decision-making by majority, and
WHEREAS, application of these rules provide every member of the voting body of this Commission with equal rights, and
WHEREAS, these rules afford Commissioners protection of the minority rights to be heard, to protest, to convince their peers, and to fully understand the issues discussed or voted, and
WHEREAS, the use of the rules offers a simple and direct procedure for conducting Commission business;
NOW THEREFORE, the Tempe Historic Preservation Commission does adopt for use and implement the rules of order as procedure for conducting the Commission's business as set forth herein and as follows:

MOTIONS, shall follow correct order ... considering only one question at a time, as such:

- ☞ A Commission member addresses the Chair, ☞
- ☞ The Chair acknowledges that member, ☞
- ☞ The member states the motion, ☞
- ☞ Another member seconds the motion, ☞
- ☞ The Chair repeats the motion, ☞
- ☞ The Chair calls for discussion of the motion, ☞
- ☞ The Chair puts the motion to a vote, ☞
- ☞ The Chair announces the results of the vote. ☞☞☞

IMPARTIALITY, shall provide for and protect the rights of individual members, of minority opinions, of majority opinion, and of any member absent from a meeting, as such:

- ☞ Members may communicate to the Commission when recognized by the Chair, ☞
- ☞ The Chair maintains highest priority to direct the course of the meeting, ☞
- ☞ The maker of a motion will take precedence over others, ☞
- ☞ New speakers will take precedence over those who already spoke to a motion, ☞
- ☞ The Chair should typically request speakers for an opposing view. ☞☞☞

ORDER OF BUSINESS, shall proceed in consideration of interested public, invited guests, staff, and any having business with the commission, as such:

- ☞ A consent agenda may be presented by the Chair at the beginning of a meeting.*
- ☞ Call to order and approval of minutes shall be the Commission's first business, ☞
- ☞ Members of the public and guests of the Commission shall next be invited to speak, ☞
- ☞ Public Hearing presentations or discussion shall be the Commission's next business, ☞
- ☞ Public Meeting presentations or discussion shall be the Commission's next business, ☞
- ☞ Presentations by City Staff shall be the Commission's next business, ☞
- ☞ Presentations by Consultants shall be the Commission's next business, ☞
- ☞ Presentations by Standing Committees of this Commission shall occur next, ☞
- ☞ Presentations by Special Committees of this Commission shall occur next, ☞
- ☞ General discussion and Commissioner's Business shall then occur. ☞☞☞

* A consent agenda may be presented by the Chair at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one member. Items not removed may be adopted by general consent without debate. Removed items may be taken up either immediately after the consent agenda, be placed later on the agenda, or continued to another meeting at the discretion of the assembly.

WELCOME

TO THE MONTHLY MEETING OF THE TEMPE HISTORIC PRESERVATION COMMISSION

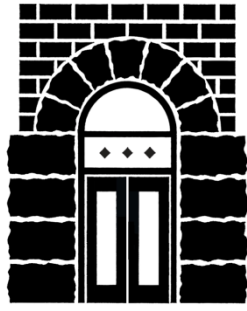
The Tempe Historic Preservation Commission meets at 6:00 p.m. on the second Thursday of each month at Hatton Hall, 34 East 7th Street. The Tempe Historic Preservation Office prepares an agenda with supporting material for Historic Preservation Commission meetings. State law requires that commission agendas be publicly posted at least 24 hours prior to a meeting; however, Historic Preservation Commission agendas are usually available the Monday before the Thursday meeting. You can find Historic Preservation Commission agendas in the following locations: the City Clerk's Office on the 2nd floor of City Hall, the Tempe Historic Preservation Office on the 2nd floor of the Orchid House, the bulletin board on the Garden Level outside of the City Council Chambers, and on the internet at <http://www.tempe.gov/historicpres>.

Historic Preservation Commission monthly meetings are always open to the public and are greatly enriched by community participation. The Commission welcomes the community perspective and schedules a "Call to the Audience" at the beginning of the meeting for the convenience of attendees who would like to have input but can not stay for the entire meeting. The Commission was created to advise Tempe City Council on matters concerning historic preservation and therefore providing citizens with opportunities to communicate comments and concerns is fundamental to the mission of the organization.

There are many ways to reach the Historic Preservation Commission during public meetings and at other times as well. Members of the public may come forward and talk with the Commission during the "Call to the Audience" at the beginning of each monthly meeting, however, Arizona Open Meeting Law limits commission discussion to matters listed on the posted agenda. Of course you can always request that an item be placed on the agenda for discussion at an upcoming Commission meeting.

If you know in advance that you want to address the Commission on a specific issue you can have the issue placed on the agenda for discussion and consideration as a Scheduled Public Appearance. Please contact the Historic Preservation Office no later than the Friday morning before the Thursday meeting.

Citizens can also contact the Historic Preservation Office to communicate with Commission members. The Tempe Preservation website is the Commission's primary public outreach facility. From the site at <http://www.tempe.gov/historicpres/> you will find up to date information on Tempe Preservation including: announcements of meetings and events, agendas and minutes, and additional contact information. Please feel free to contact the Tempe Historic Preservation Office at 480.350.8870 or by email sent to joe_nucci@tempe.gov, or find us on Facebook at <http://www.facebook.com/TempeHPO>.



**TEMPE
PRESERVATION**

**TEMPE HISTORIC
PRESERVATION
COMMISSION**

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Anne Bilsbarrow
April Bojorquez
Brad Graham
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**TEMPE HISTORIC
PRESERVATION
OFFICE**

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Jared Smith
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The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service

Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD



Tempe Historic Preservation Commission [Tempe HPC]

MEETING MINUTES

Date: THURSDAY, June 7, 2012

Location: Hatton Hall 34 East Seventh Street

Commissioners Present: Anne Bilsbarrow Brenda Shears
Brad Graham
Andrea Gregory
Charlie Lee

Staff Present: Amy Douglass Alyssa Matter
Alyssa Gerszewski Joe Nucci
Nathan Hallam Jared Smith
Billy Kiser Mark Vinson

Public Present: Vic Linoff
Lisa Roach

Call to Order: 6:00 P.M., Andrea Gregory, Chair

1. Call to Audience NO REPLY

2. Approval of HPC Minutes 05/10/2012 Tempe HPC meeting

*MOTION [BILSBARROW]: MOVE TO APPROVE TEMPE HPC MEETING
MINUTES FROM 05/10/2012 AS AMENDED, SECOND [GRAHAM],
APPROVED, 5-0*

3. Discuss & Consider Tempe Historic Preservation Foundation Activities

- Roach: Update on commemorative plaques.
- Roach: "A Night to Preserve III" postponed.
- Roach: Community interest displayed for tours.
- Roach: Construction halted on Eisendrath House.
- Vinson: Construction on Eisendrath House 55-60% complete, continuation depends on fundraising.

4. Discuss & Consider Borden Homes Historic District Design Guidelines

- Matter: Incorporates community comments and graphic representation.
- Matter: Seeks Tempe HPC comments and critique, discusses placement of commission guidelines and appendices.
- Bilsbarrow & Gregory: Feedback on draft in hard copy to Matter.
- Graham: Should definition of terms be included?

*CONSENSUS THAT FINAL DRAFT OF DESIGN GUIDELINES BE
PRESENTED TO TEMPE HPC 07/12/2012 AND BORDEN HOMES
RESIDENTS 08/08/2012.*

5. Discuss & Consider Tempe General Plan Update

- Hallam: Update on methodology and research progress on multi-family properties and historic subdivisions.
- Hallam: 80% of plat maps collected thus far.
- Hallam: Future research strategies include utilizing improvement district maps and annexation records to complete Arizona Historic Property Inventory forms.
- Vinson: Tempe General Plan 2040 schedule moved up 6 months.

*CONSENSUS THAT INTERNS WILL GENERATE CULTURAL RESOURCE UPDATE PRESENTATION
DETAILING RESULTS AND SOLICITING TEMPE HPC COMMISSION FEEDBACK UPON COMPLETION OF
PROJECT*

6. Discuss & Consider Commission Strategic Planning Retreat

- Nucci: Tempe Learning Center as proposed retreat venue.
- Nucci: Possible meeting for East Valley Coalition to include foundations and museums?
- Nucci: Requests discussion on identification of Historic Eligible Properties at retreat.
- Gregory: Finalizes agenda for retreat and will provide final draft at July HPC meeting.

7. Discuss & Consider Historic Preservation Graduate Student Intern Program

- Gerszewski: Begins work on NRN for Moeur Park WPA Structures.
- Gerszewski: Continues work on Cultural Resource Update for General Plan.
- Hallam: Requests HPC feedback on NRN for Kirkland-McKinney Ditch; Gregory provides this in hard copy.
- Hallam: Feedback from Dan Killoren and Bill Collins to be incorporated into draft prior to HSRC meeting.
- Kiser: Update on NRN for Governor B.B. Moeur House and including details on dialogue with SHPO.
- Kiser: Begins work on NRN for Double Butte Cemetery and communicates with both Cynthia Yanez and Bill Collins regarding research strategies.
- Matter: Continues work on draft of Borden Homes Design Guidelines.
- Matter: Collaborates with Mark Vinson on Housing Improvement Project.
- Gregory: Educate residents about historic eligible neighborhoods?

9. Discuss & Consider Chair / Staff Updates

- Gregory: Summarizes meeting, provides details of grand opening of Hayden Flour Mill in October and shares different tour options.
- Discussion of scholarships for Arizona Historic Preservation Conference on June 13-15 in Prescott.

10. Current Events / Announcements / Future Agenda Items

Next HPC Meeting Date Thursday 07/12/2012 6:00 p.m. at Hatton Hall, 34 E 7th Street

07/12/2012 Historic Preservation Retreat – Strategic Planning Meeting

Meeting adjourned at 7:03 PM

Andrea Gregory, Chair

-minutes scheduled for HPC approval on 07/12/2012

FREQUENTLY USED ABBREVIATIONS OR ACRONYMS

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.

DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.

DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning

DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.

GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.

HPF – (see Tempe HPF) Tempe Historic Preservation Foundation

HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.

IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.

NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.

NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.

PAD – Planned Area Development: site plan overlay to define development standards for a specific project.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.

SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development standards.

Borden Homes Historic District



Design Guidelines

ACKNOWLEDGEMENTS

Tempe Mayor and City Council

Mark Mitchell, Mayor

Joel Navarro, Vice Mayor

Robin Arredondo-Savage, Councilmember

Shana Ellis, Councilmember

Kolby Granville, Councilmember

Onnie Shekerjian, Councilmember

Corey Woods, Councilmember

Tempe Historic Preservation Commission

Andrea Gregory, Chair

Ira Bennett, Vice Chair

Anne Bilsbarrow, Commissioner

April Bojorquez, Commissioner

Brad Graham, Commissioner

Charlie Lee, Commissioner

Brenda Shears, Commissioner

Scott Solliday, Commissioner

Korri Turner, Commissioner

Community Development Department

Lisa Collins, Community Development Department Manager

Alyssa Gerszewski, Historic Preservation Office Graduate Student Intern

Nathan Hallam, Historic Preservation Office Graduate Student Intern

Billy Kiser, Historic Preservation Office Graduate Student Intern

Alyssa Matter, Historic Preservation Office Graduate Student Intern

Joe Nucci, Historic Preservation Officer

Mark Vinson, Principal Architect

With Special Thanks

To all the historic district property owners, tenants, and interested persons who participated in the workshops and public meetings during the preparation of these historic preservation guidelines and who generously contributed first-hand knowledge and insight to the information contained herein.

LETTER TO THE NEIGHBORS

You're ALL Invited
TO SEE YOUR **HOME of TOMORROW**

OPEN HOUSE
ALL DAY
SATURDAY & SUNDAY

-- So MANY Modern Features --
...bearing interior features that no other project in the Valley offers. Yes, you'll love 'em!

YOU and your Wife will truly see your Dream House, so by all means come take a "look see" these two days!

3-Bedroom Homes
VETERANS and Non-Veterans, you'll be proud to call your selection "Home". Restricted neighborhood, shopping center due for building.

14 - Nearly Finished - 14
18 MORE TO BE BUILT

1 Four homes, 132 sq. ft. and over, on lots of 1/2 acre.
2 All doors, including closets, of beautiful wood or beautiful grain.
3 Kitchen cabinets mahogany finished. Kitchen exhaust fan.
4 Outstanding interior decoration and water handling these homes.

You CAN afford it!
SURPRISING LOW COST!
Qualified Veterans, let us figure with you! Non-Veterans, we can solve your problems, too!

Built and Sold by:
FARNSWORTH REALTY
REPRESENTATIVES ON TRACT BOTH DAYS -- ALL DAY
1 1/2 Miles East of Tempe, North Side of Highway




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The historic roof lines, entry, porch, window, shutters, and masonry patterns are all great examples of the ranch house style.

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The support columns for the exterior front porch vary between buildings, but add a unique character to the ranch home.

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A vital detail of the historic ranch home are the awnings that shade the historic steel casement windows.



This building is a great example of an integrated porch and car port.

INTRODUCTION



The Borden Home Neighborhood exemplifies historic charm of its era.

With the end of World War II, Arizona in general, and Tempe in particular, experienced unprecedented population growth and economic expansion. From 1945 to 1960, Tempe opened more than one hundred new subdivisions for development and frequent annexations saw the city's boundaries expand eight-fold. Residential development trends that began in the post-war period are reflected in thousands of Tempe houses and structures that were built during this time. Many of these post-war Tempe neighborhoods continue to contribute to the unique character of our community today.

Borden Homes Historic District is one of the earliest post-war neighborhoods in Tempe. The district is historically significant as a well-preserved post-World War II neighborhood that is representative of new approaches to subdivision development and residential design and construction in Tempe in the late 1940s and early 1950s. Borden Homes was the first subdivision of tract homes established east of Tempe after the war. Built in anticipation of the emerging population boom; successful development of Borden Homes soon caused the city to expand and incorporate the subdivision within the city limits through annexation.

Borden Homes Historic District has been designated historic and listed in the Tempe Historic Property Register as well as the National Register of Historic Places. The Tempe Register is the official list of historically, culturally, and visually significant buildings, structures, landmarks, districts, and archaeological sites in Tempe that have undergone the process of historic designation provided by city code.

The intent of historic designation is to provide protection for significant properties and archaeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development; and, to assist owners in the preservation and restoration of their properties.

DESIGN GUIDELINES

Borden Homes Historic District Design Guidelines assist in managing change in the district. Guidelines seek to identify that range of solutions that allows a property to be adapted to a modern use maintaining its historic integrity and its status as a contributing property to the historic district. Guidelines provide an understanding of the historic significance of the neighborhood and by calling attention to the character-defining features of buildings and properties. This understanding can inform decision-making with regard to maintenance, repair, rehabilitation, and new construction, by identifying alternatives that conserve and enhance the historic character of the district.

Property Owners can use the guidelines for planning exterior alterations or additions to properties in the district and for design of new or relocated buildings in the district.

Tempe Historic Preservation Commission (HPC) and City Staff will use the guidelines to approve requests for alterations to properties in the district and to evaluate the appropriateness of the City's own projects in and adjacent to the district.



The Transitional Ranch Style home has many distinct features. This home proudly displays its entry porch, steel casement windows, and shutters.

I BORDEN HOMES HISTORIC CHARACTER

Information is based on the nomination that listed the district in the National Register of Historic Places as prepared by historian Scott Solliday (2011), and on data used to designate and list the district in the Tempe Historic Property Register.

I.1 NEIGHBORHOOD DESCRIPTION

Borden Homes Historic District is a 17-acre residential subdivision located one mile east of Arizona State University and downtown Tempe. The approximately 70 single-family zoned lots in the L-shaped district are arranged along three streets. Comprising the 1000 and 1100 blocks of South Una Avenue, 1000 and 1100 blocks of South Butte Avenue, and the 1600 and 1700 blocks of West 12th Street, the district is zoned R1-G and is identified as a Cultural Resource Area in Tempe General Plan 2030.

The chronological development of the subdivision from south to north to east spanned the decade after World War II, a time when building materials, methods, and regulations were changing rapidly. Today the streetscape of the Borden Homes Historic District retains a secluded, quiet atmosphere and a strong sense of place. Most properties have uninterrupted, open front yards. Original sidewalks, curbs, and gutters from 1959 remain intact, although many dirt or gravel driveways have since been replaced with concrete. The Tempe City Council designated the neighborhood as an historic district on June 2, 2005.

Overall the neighborhood presents a generally uniform streetscape of small, one-story houses on large lots with flood-irrigated landscapes. Mature shade trees, large shrubs, and lush lawns resulting from years of flood irrigation, along with the visible elements of irrigation, are significant character-defining features of the historic district.



This home and others preserve the neighborhood charm because they are great examples of a Transitional Ranch Style Home.



Additions can be made to a home as long as they do not impeded on the historic character of the home. This home has been repainted and refinished on the exterior in order to disguise the recent addition.



One can see the specific details of the entry porch and window shutters. Identifying the defining is the first step in preserving a historically significant home.

Roughly two-thirds of the houses in the district were built within the first three years of development, including the twenty-five houses built in the Early Transitional Ranch style. By the end of the period of significance (1959) over ninety percent of the houses (n=65/69) had been built, with the majority having been constructed in the Simple Ranch style. The initial and brief period of Early Transitional Ranch style building exemplifies the rapid evolution of residential design and construction methods in Tempe during the post-war period.

Several houses in the Borden Homes Historic District have sensitive additions that do not adversely affect the character of the individual property or the overall streetscape. However, several newer houses in the neighborhood do not contribute to the distinctive character of the district. Constructed in 1966, 1967, 1971, and 2009, these four properties do not date from the period of significance (1947-1959) and are of unrelated architectural character.



A character-defining feature of the neighborhood is the front yard landscaping. Mature, lush trees to provide sufficient shade keeps this home as a contributing property.

The design guidelines process begins with identification of the form and detailing of those materials and features that are important to maintaining the historic character or integrity of a district's property. A character-defining feature is critical to conveying the historical significance of a property. These are the features of the property that should be retained in order to preserve that character and convey historic significance.

The Borden Homes design guidelines provides guidance on identifying character-defining features, and guidance on retaining and preserving the character of an historic property. Our ability to recognize what is important to retain can provide an architectural theme or indicate a thematic context for rehabilitation and reuse. This informed decision-making may lead to sensitive or conspicuously appropriate design solutions. Let us begin, therefore, to identify the form and detailing of character-defining features for both the District overall, as well as each of the three primary house types within the Borden Homes Historic District.

I.2 CHARACTER-DEFINING FEATURES OF BORDEN HOMES HISTORIC DISTRICT

- Small, one-story houses on large lots
- Consistent spacing between houses
- Flood-irrigated yards and lush, mature landscaping
- Lush irrigated front lawns continuous from lot to lot
- 35-foot front yard dramatically punctuated by mature shade tree(s)
- Asphalt-paved streets
- Continuous concrete sidewalks with rolled curbs along both sides of street
- Straight walkways to the front entries of each house
- Consistent lot width, depth and shapes (rectangular or square corner lots)



Neighborhood artwork adds to the uniqueness of the community and does not detract from the historic character.

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS: That J. A. Farnsworth and Annie N. Farnsworth, his wife, owners of the NW 1/4 SE 1/4 NE 1/4 and the SE 1/4 NE 1/4 of Section 23, T.1N, R.4E, S.41RM, Maricopa County, Arizona, Except the following described parcels: Beginning at the SE corner of the SE 1/4 NE 1/4; Thence West 331.30 ft. along the South line of said SE 1/4 NE 1/4; Thence N 0° 09' E, 300.13 ft. Thence Northwesterly 78.41 ft. along a 30 ft. radius curve to the right; Thence East 302.12 ft. parallel to the South line of said SE 1/4 NE 1/4 to the East line thereof; Thence S 0° 13' W 330 ft. along the East line of said SE 1/4 NE 1/4 to the place of beginning. Also beginning at a point on the South line of said SE 1/4 NE 1/4 which bears West 101.38 ft. from the SE corner thereof; Thence West 289.13 ft. along the South line of said SE 1/4 NE 1/4; Thence N 0° 07' E, 330 ft. parallel to one 6th East of the West line of said SE 1/4 NE 1/4; Thence East 239.20 ft. parallel to the South line of said SE 1/4 NE 1/4; Thence Southeast 78.67 ft. along a 30 ft. radius curve to the right; Thence S 0° 09' W 299.87 ft. to the place of beginning, have caused the premises to be surveyed and subdivided under the name of BORDEN HOMES, and hereby publish this plat as and for the plat of said BORDEN HOMES, and hereby declare that said plat sets forth the location and gives the dimensions of the lots, streets and alleys constituting same, and that each lot and street shall be known by the number or name given to each respectively on said plat, and we hereby dedicate to the public for use as such the streets and alleys shown on said plat and included in the above described premises.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 19th day of October, 1947

J. A. Farnsworth
Annie N. Farnsworth

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

On this the 19th day of October, 1947, before me, the undersigned officer, personally appeared J. A. Farnsworth and Annie N. Farnsworth, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

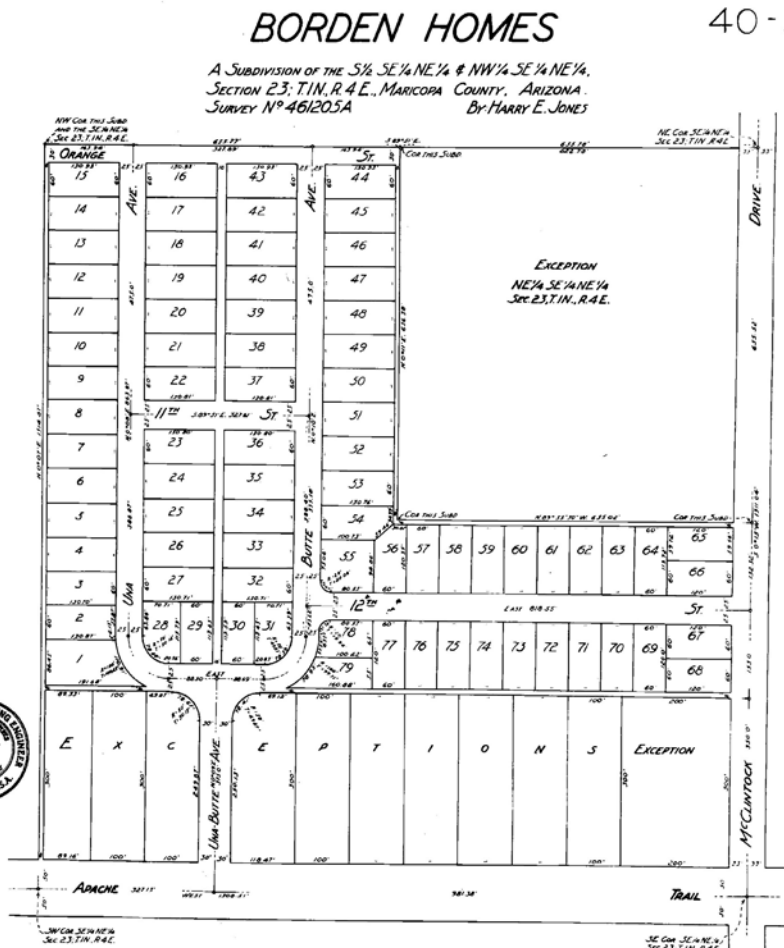
My commission expires April 21, 1951

Notary Public

CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of the premises as described and plotted hereon was made under my direction by W.A. Short during December, 1947.

W.A. Short
Registered Civil Engineer



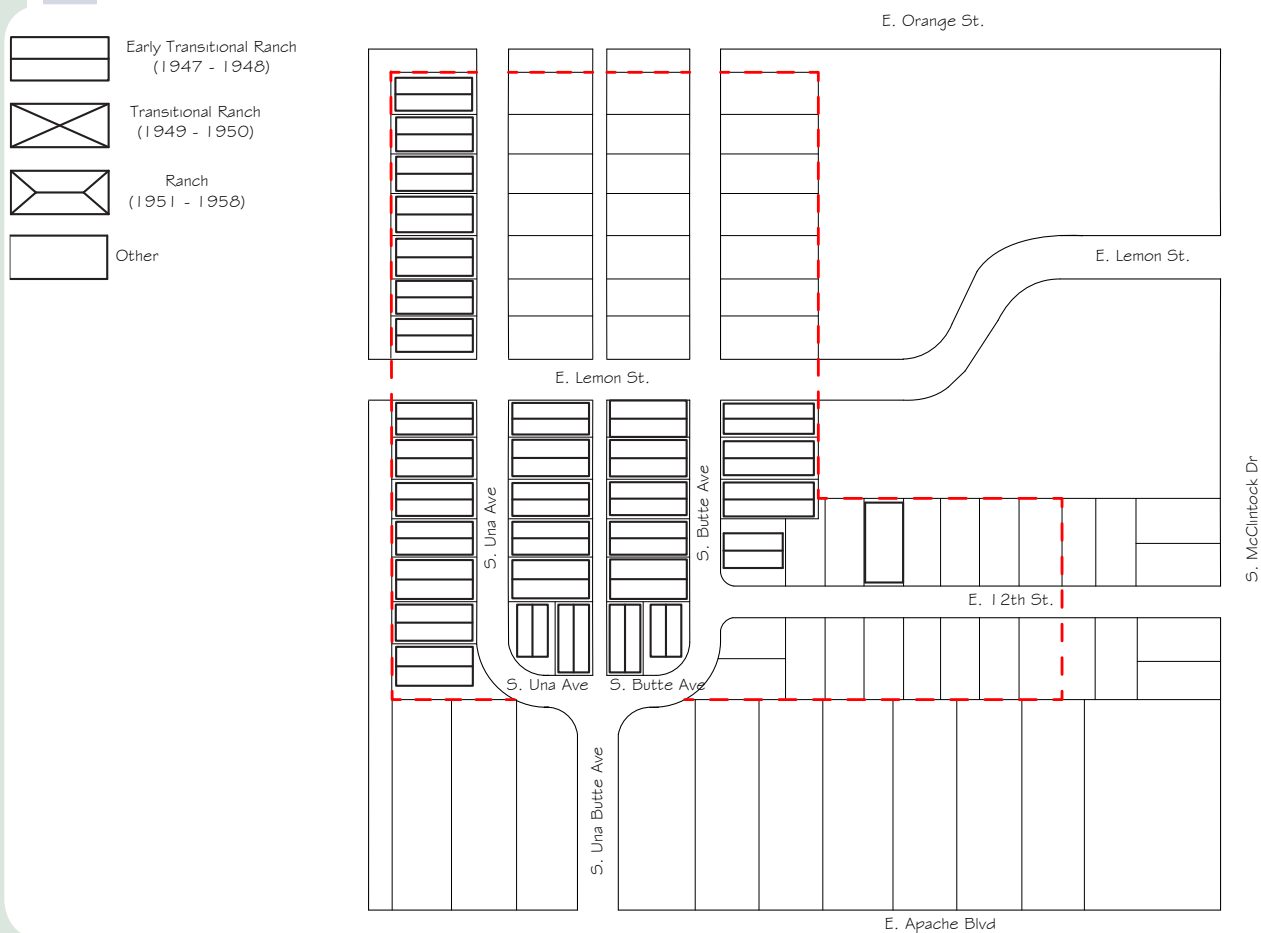


This entry porch is an example of the type of porch built for the Early Transitional Ranch style home.

ARCHITECTURAL STYLES IN BORDEN HOMES HISTORIC DISTRICT

1.3 EARLY/TRANSITIONAL RANCH STYLE

The first homes built in the Borden Homes Historic District are representative of a turning point in Tempe homebuilding, largely reflecting a broad national trend in residential architecture in the years following World War II. These are small brick houses with a simple design that could be built quickly and sold for between \$5,800 and \$6,600. These are outstanding examples of the Early/Transitional Ranch style, a distinct style identified throughout the Phoenix Metropolitan Area.



The Early/Transitional Ranch style house has massing and plan similar to earlier Period Revival styles, but ornamentation is largely nonexistent. Features such as concrete slab foundations, steel casement windows, and asphalt shingle roofs associated with the emerging Ranch style are already present, but these houses lack the elongated facades and horizontal emphasis characteristic of subsequent Ranch style houses.

In Tempe, the Early/Transitional Ranch style marked the initial departure from the vernacular four- or five-room house constructed in the National Folk style. These homes are indicative of a new paradigm of residential construction in the post-WWII period that began to differentiate a unique style in the American Southwest, one that remained at variance from other regional expressions.



Shown here is the defining feature of a the low-pitched gable roof

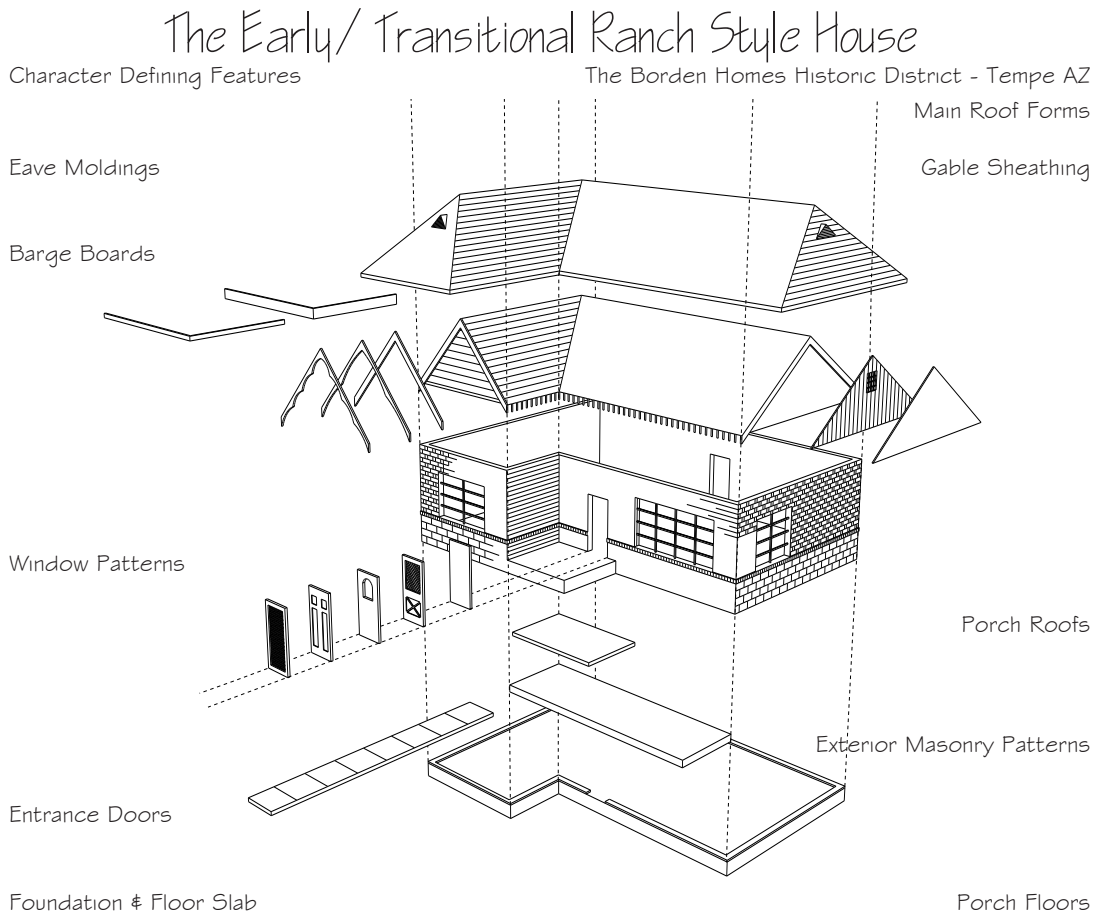


Diagram - Ranch Style House Kit Of Parts

(Matter 2012)



The Early/Transitional Ranch home was built without a carport, like the one shown above.

Roughly two-thirds of the houses in the Borden Homes Historic District were built between 1947 and 1949, including all twenty-five of the Early/Transitional Ranch style examples built in the 1100 blocks of South Una and South Butte Avenues. While each of these houses is similar in size and design, various combinations of floor plan, roof type, porch, and masonry style were used to give each home a unique appearance with much more variation than was seen in later phases.

CHARACTER DEFINING FEATURES OF THE EARLY/TRANSITIONAL RANCH

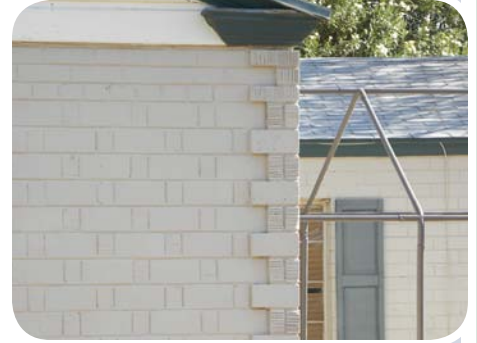
- Built without carports (a few houses had detached garages at the rear)
- Small houses on large lots, originally about 900-sf houses on 7,850-sf lots (12%)
- One-story L-shaped or rectilinear floor plans
- Low-pitched hip, gable, or intersecting hip-and-gable roof forms
- The roof is clad predominantly with asphalt or asbestos shingles
- No true front porch but broad overhanging eave supported by posts - a few houses have a small front-facing gable porch at the entry
- Brick masonry patterns vary but the Flemish bond row-lock pattern is common
- Projecting belt course – may separate one bond pattern above and below
- A few houses have brick below the belt and concrete block above
- A few houses were painted completely and a few only above or below the belt
- Steel casement windows
- Variations in ornamental details (fascia board trim, shutters, porch posts)



The Ranch Style home is known for its varying brick patterns.

1.4 SIMPLE RANCH STYLE

Houses built in the 1000 blocks of South Una and South Butte Avenues in 1949 and 1950 exhibit a significant change in construction with the introduction of concrete masonry (block) and with more elongated floor plans and horizontal emphasis. Taken together, these houses represent an important incremental shift in the evolution of the Ranch form—which, for sake of differentiation from earlier and later motifs, we will refer to as the Simple Ranch style. Concurrent with changes in design and materials, sweeping changes in building codes for residential masonry construction were taking place throughout the Valley.



This home demonstrates more variation of historic brick patterns used on the buildings front facade.

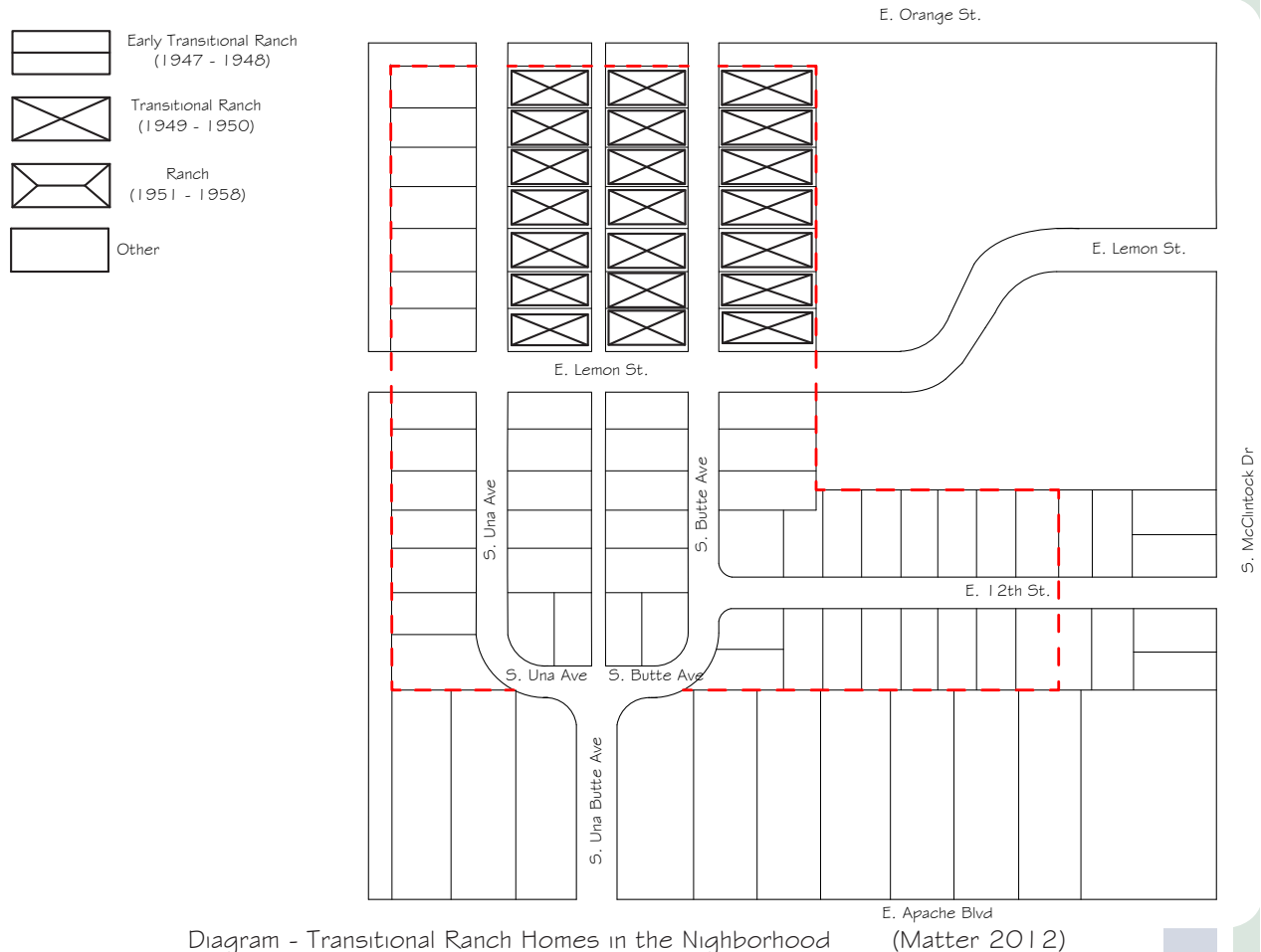


Diagram - Transitional Ranch Homes in the Neighborhood

(Matter 2012)



Shown above is an example of the Simple Ranch construction style using painted concrete block.

The engineering implications of masonry reinforcement impacted many aspects of residential development and caused both the gradual transition to, and the overwhelming success of, what would ultimately become recognized as the Ranch style house. By 1949, when construction had moved up to the 1000 blocks of South Una and South Butte Avenues, all houses were of concrete construction and long, low facades with strong horizontal emphasis indicate that the Ranch style was emerging.

These houses clearly reflect the nascent Ranch style that was emerging across mid-century America. Homes were of common bond concrete block with a narrow plan and a broad façade spanning more of the lot's width. Houses in the 1000 block of Butte Avenue built from 1949 to 1950 are of much simpler design than those on Una Avenue. Almost all have a rectilinear plan and a hip-of-side gable roof. Many have a distinctive new style of porch with a broad front-gabled porch roof supported by masonry columns.

CHARACTER-DEFINING FEATURES OF THE SIMPLE RANCH STYLE

- Built without carports or garages
- Built with concrete masonry (block) painted
- One story, less than 1,200-sf area
- More elongated floor plans
- Overall low horizontal emphasis
- Concrete slab on grade floor
- Low-pitch gable or hip roof
- Small, covered front porch or stoop
- Roofs sheathed predominantly with asphalt shingles
- Rectangular window openings
- Steel casement windows
- Variation in use and type of exterior materials, such as clay brick, glass block accent windows, and wood siding at gable ends
- Variation in ornamental details (fascia board trim, shutters, porch posts)
- Stylistic treatment of materials and details is used evenly on all sides
- Front façade may be enhanced with minor ornamentation



One very important feature of the Later Ranch Style home is the integrated carport. This home demonstrates that feature perfectly.

1.5 LATER RANCH STYLE

Houses built on 12th Street after 1950 show the further evolution of the Ranch style and are distinguished most quickly by the carport now being incorporated under the main roof of the house. The houses are still small, typically less than 1,200-sf as originally built. The predominant type has an L-shaped plan and intersecting gable roof with an extended eave porch over the junction of the two wings. Another common model has an L-shaped plan with a recessed porch under a side-gable roof. Almost all houses built in the 1600 blocks of East 12th Street have a carport incorporated under the main roof of the house.



A defining characteristic of the Later Ranch style home is the recessed porch under the roof.

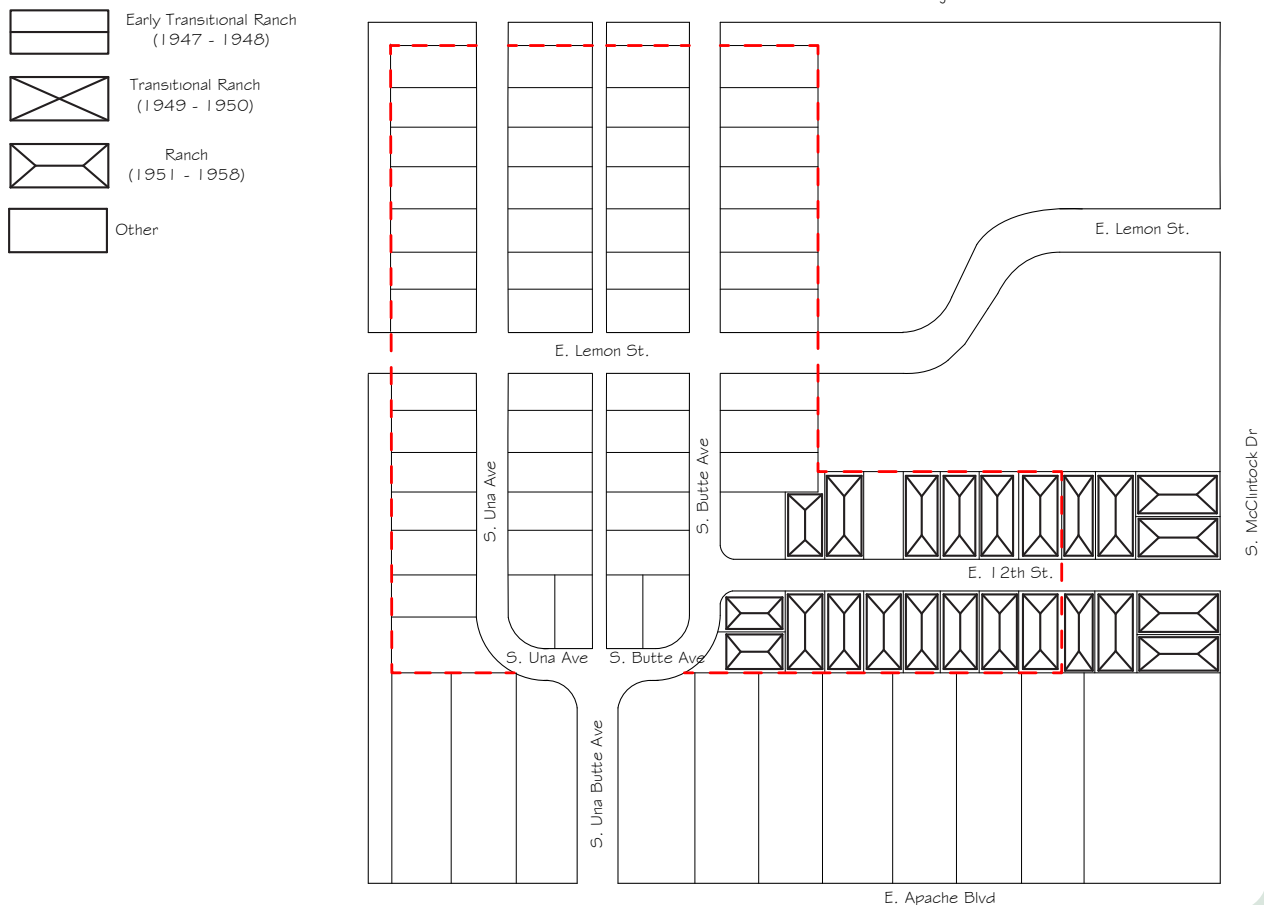


Diagram - Ranch Homes in the Neighborhood (Matter 2012)



Shown in this image is the steel casement window and shutter detail that is a defining feature of the Later Transitional Ranch home.

The integral carport feature is typical of the ultimate form of the Ranch Style house of the American Southwest. Several of these houses have enclosed the carport to add additional living space. This Later Ranch style provided built-in expandability to the post-war Ranch style and introduced the concept of the starter-house, one that could be economically adapted to keep pace with the needs of growing families during the baby-boom epoch. This inherent expandability has been taken advantage of by property owners frequently. The State Historic Preservation Office provides special guidance on how the carport, an integral component of the Ranch style house type, has successfully been modified over time (Fox & Jeffery, 2005).

CHARACTER-DEFINING FEATURES OF THE LATER RANCH STYLE

- Built-out carports under the main roof of the house
- Built with concrete masonry (block) painted
- Overall low horizontal emphasis
- One story, less than 1,200 sf area
- L-shaped plan and intersecting gable roof, with...
- Extended eave porch over the junction of the two wings, or...
- Recessed porch under a side gable roof
- Concrete slab on grade floor
- Roofs sheathed predominantly with asphalt shingles
- Rectangular window openings
- Steel casement windows
- Stylistic treatment of materials and details is used evenly on all sides
- Front façade may be enhanced with minor ornamentation



This home is another example of the concrete masonry block construction prevalent throughout the entire neighborhood.

Now that we have identified those materials and features that are important to be retained in the process of rehabilitation work, these Design Guidelines will examine opportunities for protecting and maintaining them.

2 PRESERVATION REVIEW PROCESS

Borden Homes Historic District Design Guidelines are authorized by Tempe City Code Chapter 14A - Historic Preservation in keeping with community policies regarding review of alterations and additions to properties, new buildings, and site work, located in the Borden Homes Historic District.

City of Tempe General Plan 2030 lists as a major community objective the preservation of historic resources. It also notes that it is desirable to maintain the existing residential density of locally designated neighborhoods.

Guidelines provide a basis for managing change that affects the appearance of individual buildings or the general character of the district. Guidelines do not dictate design solutions; instead, they identify a range of responses to specific design issues affecting historic resources.

This document provides guidance for sensitively changing single-family historic residential properties by complying with the Secretary of the Interior's Standards for Rehabilitation. By so doing, a homeowner will have a better chance of qualifying for the historic property tax reclassification program and for other historic preservation grants and incentives.

Guidelines in this document provide direction for specific changes and follow basic principles specified by the Secretary of the Interior's Standards for Rehabilitation. Design and construction proposals that can be demonstrated to comply with the Secretary's Standards will be accepted as meeting the intent of these guidelines. Standards and Guidelines emphasize retention and repair of historic materials and provide latitude for replacement. Guidelines focus on preservation of the character-defining features of a property; those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character. A property may exhibit less than three minor changes to the character defining features and still be considered a contributing property.



This neighborhood home is a successful example of a full remodel that is still compliant with the historic integrity of the property.



The Borden Homes District exemplifies amazing historic beauty thanks to all of the contributing properties.



This home and others preserve the neighborhood charm because they are great examples of a Transitional Ranch Style home.

2.1 HISTORIC PRESERVATION REVIEW PROCESS

When a building permit or other permit or approval is required to alter, remodel, build or otherwise develop or landscape property located in the Borden Homes Historic District, City Code stipulates that permits or approvals shall be deferred until approval has been obtained from the Tempe Historic Preservation Commission. When the work is obviously minor in nature, the Tempe Historic Preservation Office can provide administrative-level approval. Commission or administrative-level approval or denial will be based on how well proposed changes meet the intent or objectives stated in these guidelines. Issuance of historic preservation approval indicates conformity with the provisions and intent of these guidelines only and does not imply approval by other City or regulatory agencies.

3 EXTERIOR BUILDING FEATURES

Exterior building features help define the character of historic properties. A building's architectural details add visual interest, distinguish building styles and types, and often reflect craftsmanship characteristic of a particular period in time. Features such as windows, doors, porch posts, and roof eaves display materials, finishes, and designs that are associated with specific architectural styles and historic periods.

Character-defining features are those qualities of a property embodied in its materials, spaces, and finishes. They are the means by which the historic character of a property can be conveyed. To define the historic character of a property is to identify the continued presence of these critical architectural attributes only. Feature identification and evaluation does not address intangible qualities that give a property or building or its contents historic significance. Instead, identification and evaluation of character-defining features is based on the assumption that historic significance is embodied in tangible aspects of a property that include its setting, its form, and its fabric.

In the three developmental stages of the Ranch style on display in the Borden Homes Historic District, simplicity of design and construction is arguably the most consistent stylistic theme. Simplicity was perhaps the greatest advantage of the Ranch style in the early post-war period as it enabled fast and efficient housing production to meet the growing demand for affordable housing.

Early/Transitional Ranch, Simple Ranch, and Later Ranch style houses in the Borden Homes Historic District are devoid of elaborate detailing. Their most significant character-defining features are the porch, windows, doors, and the rooflines. Based on their historical importance and stylistic prominence, preservation of these basic features is important for appropriately managing change in the district. These character-defining features provide a sense of authenticity, scale, and aesthetic quality to the facade of the Ranch style house and should receive sensitive treatment during exterior rehabilitation and restoration work.



One important character-defining feature of the Borden Homes Neighborhood is the different types of brick patterns. This home is demonstrating one of the various patterns.

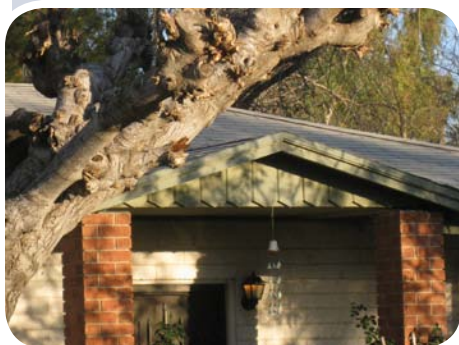


A community member has added a successful porch and carport addition to their historic property. It looks as though it was a part of the original construction that can be distinguished from the original fabric.

3 EXTERIOR BUILDING FEATURES



This home displays many characteristics that need to be preserved: the porch, windows, shutters, and masonry construction.



Simple ornamentation to the front of the home gives the property a unique character.

3.1 PRESERVE - REPAIR - REPLACE

Preserve Features - The best way to preserve historic building materials is through timely maintenance. Preserving original architectural features is critical to maintaining the integrity of any historic building.

Repair Features - When historic building materials are deteriorated, repairing rather than replacing materials is preferred. Frequently, damaged materials can be patched or consolidated using special bonding agents.

Replace Features - When materials or features are beyond repair, replacement is necessary. However, it is important to minimize the extent of replacement because the original materials contribute to the authenticity of the property as a historic resource. New material should be compatible with the original appearance, but be distinguishable from original construction. However, even when replacement materials exactly match originals, the integrity of a historic building is to some extent compromised by replacement. This is because the original material contains a record of the labor and craftsmanship of an earlier time. Integrity cannot be reproduced or recreated. The physical record of history is lost when materials are replaced; thus, conservation of original materials and features is strongly recommended.

3.2 FOUNDATIONS

Early/Transitional Ranch, Simple Ranch, and Later Ranch style houses in the Borden Homes Historic District all utilize the more cost-effective concrete slab-on-grade technique in favor of the raised wooden floors and crawlspaces characteristic of pre-war times.

Maintain slab foundation in good condition by keeping moisture away. Make sure the soil or pavement next to the slab-on-grade foundation slopes away to keep water from soaking down along the slab and surrounding soil. Provide rain gutters, downspouts, and concrete splash blocks to direct water away from the foundation.

Repair cracks in concrete foundations with compatible patching material. If cracking is caused by differential settlement, which may, in turn, cause cracking of interior and exterior walls, professional consultation by a historical architect or structural engineer is recommended. Stabilize settling foundations using low-impact techniques. It is sometimes advisable to stop further settlement of a foundation rather than to raise it back into place. Replace or rebuild a new foundation only as a last resort.

3.3 EXTERIOR WALLS

Early/Transitional Ranch Style houses constructed in 1947 differ subtly from the Simple and Later Ranch Style houses from 1948 and later primarily in masonry materials, form, and massing. Masonry is a character-defining architectural detail and should be preserved. Mortar joints that have become deteriorated should be re-pointed to prevent structural damage. Some of the Early/Transitional Ranch Style houses in the district exhibit the rare but signature style in their distinctive brick masonry walls. Beginning with a base of brick wainscot to a height of three feet, a raised brick belt course is surmounted by upper walls laid up in the Flemish bond rowlock masonry pattern. This produced walls with special visual interest and is very rare in post-war Tempe subdivisions.

Simple and Later Ranch style houses built in the Borden Homes Historic District in 1948 and later, like virtually all new tract houses built in Tempe after 1947, were of concrete block construction. Painted concrete block is the primary material used on the exteriors of the Simple and Later Ranch style houses in the Borden Homes Historic District. Although stucco was used once in the original material palette of the subdivision, it has been used in several remodel projects. The later use of stucco has a negative effect on the character of the historic Ranch style house and should be avoided.



All the homes in the neighborhood were constructed with a slab-on-grade foundation in order to preserve the foundation from drainage issues.



A character-defining feature of the Early/Transitional Ranch home was an exterior masonry wall that is rare to find still standing in the neighborhood.



Most homes in Borden Homes display two different types of masonry patterns. This home is an example of the use of two different patterns to break up the exterior front of the home.



Asphalt shingles are a prominent feature of historic homes in the neighborhood. These must be maintained in order to have a contributing property.

3.4 ROOFS

The Ranch style drew its inspiration from various sources, including early Prairie Style houses designed by Frank Lloyd Wright. The simple and sparsely adorned house form reflected romantic imagery of the past and new social trends toward informality and casual home life embodied in post-war suburbia. The cohesive visual character of the Borden Homes Historic District results, in part, from consistent use of low-pitched cross-gable and hip roofs, typically with asphalt shingles. These low roof forms are a character-defining feature of the Ranch style house.

Early/Transitional Ranch style houses in the Borden Homes Historic District employ the low-pitched asphalt shingle roof in a variety of forms, including: intersecting gable; intersecting gable-and-hip; full hip; and side gable.

Simple Ranch style houses in the Borden Homes Historic District employ the low-pitched asphalt shingle roof over a rectilinear plan, with a hip or side-gable roof emblematic of the nascent style.

Later Ranch Style houses in the Borden Homes Historic District employ the low-pitched asphalt shingle roof to illustrate the further evolution of the form, with predominantly L-shaped plans and intersecting gable roofs extending at their intersecting junction to form an eave porch at the front entry. Another model has an L-shaped plan with a recessed porch under a side-gable roof. Many of the Later Ranch Style houses have a carport under the main roof of the house.

Preserve the original form, materials, eaves, details, and other character-defining features of an historic roof. Preserve the original overhang depth of the eaves. Minimize the visual impact of new skylights and other rooftop devices by installing them behind the ridgeline of the roof and away from view from the street. If new mechanical equipment, such as air conditioning or solar devices, are installed on the roof, place them to be inconspicuous from the street and do not damage or obscure character-defining features.

3.5 WINDOWS

Windows are an important character-defining feature of the historic Ranch style house. Along with the front door, windows give scale to the building and provide visual interest to the composition of the facades. Distinct window designs help define the historic Ranch style. The depth of their position set into the thickness of the wall casts shadows that also contribute to the character of the facade. Proportions, orientation, divisions, and materials of a historic window are among its essential elements of design. Arrangement and number of panes, or “lights,” is also an important compositional element of windows. Virtually all original windows in the Borden Homes Historic District were the steel casement type. Casement windows have an operable sash that swings open, typically to the outside. Nearly square or rectangular, these windows were usually divided into horizontal rectangular lights. The original steel casement windows have provided excellent service for decades and with proper maintenance can continue to function well into the future.

Some historic windows have been replaced with new windows that do not reflect the historic character of the house. In many instances, historic character can be emulated by adding muntins to reflect the proportions of the historic windows.



Shown above is one type of gable end ornamentation. The Borden Homes neighborhood has many different examples of these gable ends.



The original steel casement windows are a very important feature of the Ranch home and must remain intact.

3 EXTERIOR BUILDING FEATURES



The historic steel casement window is a uniform window pane grid that is used throughout the entire neighborhood.

Replacing windows for greater energy efficiency may have unintended consequences. The window area is a relatively small portion of the total exterior surface of a house. Repairing and resetting historic windows, combined with adding insulation in the attic, can provide more effective energy performance without compromising the historic integrity of the house. In addition, removing and discarding serviceable building components such as windows and doors wastes their embodied energy and adds to landfills unnecessarily. Where historic windows still exist, they should be repaired rather than replaced. The original windows significantly contribute to the historic character of the Ranch style house. Even when replaced with an exact duplicate window, a portion of the historic building fabric is lost. Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.

3.6 PORCHES

Early/Transitional Ranch Style homes in the Borden Homes Historic District were constructed with no true porch, but instead with broad overhanging eaves at the juncture of the intersecting wings, often supported by porch posts.



An entry porch is a defining feature because of its ability to promote social interaction within the neighborhood and adds a welcoming charm to the front of the home.

Simple Ranch Style homes in the Borden Homes Historic District were constructed in a number of design variations created through the treatment of the gable end or by using different configurations for the extended eave porch. Some overhanging eaves extended along more than half of the primary façade, providing a distinct covered entry supported by two or three posts. Others have small porches only at the entry, supported by brackets.

Later Ranch Style houses relied more on the porch to provide shade, a sheltered entry, and visual interest to the entry façade. Sometimes running the entire length of the front of the house, porches integrated into the covered carport were a prominent feature of this house type.

Original porch features may require preservation because of deterioration or inappropriate alterations. Some may have had minor changes, while others may have been altered to the point of losing their original character. Original wood posts may have been replaced with uncharacteristic materials or covered with stucco. Porches may have been in-filled to create an entry or to increase living space. These treatments may compromise the proportions and integrity of the house. Extensive replacement of historic fabric should be avoided. Although replacement of an entire porch is discouraged, such extreme measures may, in rare occasions, become necessary. Preferably, the design of the replacement porch should be a reconstruction of the original. Short of that approach, reconstruction should be based on examples of another house of the same period and style.

Maintain the porch and its character-defining features. If an historic porch must be enlarged or a carport is added, the new porch posts should be in scale and proportion to those used historically. Avoid changing the character of the historic porch by adding details and features such as porch railings or trellises.



This entry porch maintains the original features of the Ranch Home. The Y-support column is a distinct feature unique to this house type.



This neighborhood home demonstrates multiple features in a successful way. The two distinct types of brick patterns, steel casement windows, and the unique shutters are all defining features.



One type of shutter pattern utilizes the five vertical wood slats connected by two horizontal pieces.



The window awning is also a historic characteristic of the Ranch style home.

3.7 AWNINGS, SHADES, AND SHUTTERS

Energy studies show that significant cost savings can be achieved by shading window openings. In addition to strategically placed landscaping, a number of architectural elements were commonly used to shade window openings on houses during the post-war period and can effectively block sunlight from striking the window without obscuring historic glazing patterns or details.

Awnings appear to have been installed on several houses in the Borden Homes Historic District, demonstrating the popularity of these devices during the historic period. Awnings continue to provide important and effective energy conservation and should be preserved. Maintain existing awnings in good repair. Modern materials such as acrylic fibers have significantly extended life expectancies compared to traditional canvas fabrics and can reduce long-term maintenance needs. Select fabric consistent in appearance with period colors and textures. If it is necessary to reduce sun exposure on windows, awnings can be an effective means of reducing heat gain. New installations should follow recommendations for reversibility and minimize damage to existing historic fabric.

Shade screen products were historically available in wide varieties to protect windows. Typically, these screens were designed as removable panels that were mounted at the onset of warm weather and taken down seasonally. The number of shade screen panels used to cover any given window was typically less than the number of panes in the sash, resulting in these exterior mounted screens completely changing observable window proportions and obscuring historic glazing patterns.

One of very few embellishments found on Ranch style houses in the district are the nonfunctional wood shutters on the windows in primary façades. These original shutters remain important character-defining features of an architectural style that used only minimal ornamentation.

3.8 ENTRANCE DOORS AND SCREEN DOORS

An entry that is appropriate to the style and period of significance helps to maintain the historic character of the district. Entry doors provide scale and visual interest to the primary façade. Entry doors on Ranch style houses have traditionally encompassed a wide range of design variations indicative of their historic antecedents. From the familiar frame-and-panel type, through the nine-lights-over cross-bucks, to the modern flush or slab construction, the Ranch house has drawn on a variety of door styles.

Historically, front entrance doors would almost always have a screen door for ventilation. This was typically a single-panel, insect-screened opening reinforced at hardware height by some unobtrusive decorative grille installed on the inside of the door.

Many houses in the district have had historic front entrance doors replaced for acoustic concerns. For the most part, new doors of compatible character have been installed in the original masonry openings. Other houses have had security doors installed that are not characteristic of the Ranch style and that visually obscure the historic front doors.

Preserve decorative features of historic entrances and doors. Repair is a better approach than replacement if a door possesses significance through visual prominence on the façade or due to its stylistic characteristics.



This is an appropriate entry that maintains the significance and historic character of the district. The Borden Homes neighborhood displays a wide variety of front doors that are historically significant.



The front door on this home is screened in by a screen door. These doors have to be unobtrusive enough that one can still see the front door detail from the street through the closed screen door.

4 BUILDING ADDITIONS AND ALTERATIONS

Borden Homes Historic District demonstrates the evolution of rapidly changing homebuilding methods in the post-WWII era in Tempe. The majority of houses in the Borden Homes Historic District were constructed in three discrete phases within a ten-year period beginning in 1947. During this time, construction materials and methods developed by wartime industries found new applications in raising the productivity and controlling costs amidst a post-war residential construction boom. Attendant upon the rapid expansion of residential construction was the advent of new building safety regulations in the form of standardized building codes being implemented across the country. Tempe was following a national trend when, on June 12, 1952, Council adopted the 1949 Edition of the Uniform Building Code, as the first Tempe building regulation to provide minimum standards for safeguarding life, health, property, and public welfare.

The earliest houses in the Borden Homes Historic District are predominantly small brick masonry houses that are similar in size and design yet with enough variation in plan, masonry style, roof types, and porch types, as to make each house appear to be unique. Homes built later exhibit a change in construction with the introduction of concrete block as the primary building material and the more elongated plan characteristic of the true Ranch style. The last of the original homes demonstrate the continuing evolution of the Ranch style in the post-war era with standard features including slab foundations, steel casement windows, and asphalt shingle roofs here providing carports under the main roof as part of the designed expandability of these homes that let them keep pace with growing families. It is hard to capture the significance of the Borden Homes subdivision simply by physical description. Instead, it is in the larger community setting that the district develops significance as a representation of fulfillment of deeply held values about home in American society. Protection of the collection of properties as a whole is essential to maintaining district character. These humble houses develop significance through the integrity of their setting.



Extension of a front porch is a very common addition in the Borden Homes neighborhood.



This home is another example of a front porch addition. It is still contributing because it does not encroach on the original front yard setbacks.



This home is a great example of a carport addition that complies with the guidelines set for a contributing historic property.

4.1 BORDEN HOMES DESIGN GUIDELINES EVALUATION PROCESS

On Thursday, January 14, 2010, the Tempe Historic Preservation Commission adopted standards for evaluating additions proposed for historic properties or for determining the effect of existing additions on historic integrity. These standards are based on the work of Linda McClelland, 2008, and are included on the following page of these guidelines. Finally, on Wednesday, March 14, 2012, members of the Borden Homes Historic District Design Guidelines Work Group met to assess the existing conditions within the district and determined what the boundaries should be to balance the diversity of the housing stock with the desire to maintain eligibility for listing in the National Register of Historic Places and the Tempe Historic Property Register. The consensus of this grass-roots policy making is recorded in the minutes of that meeting and specific guidance is codified as items 1 through 7 below.

Borden Homes Historic District Design Guidelines Appropriate Additions

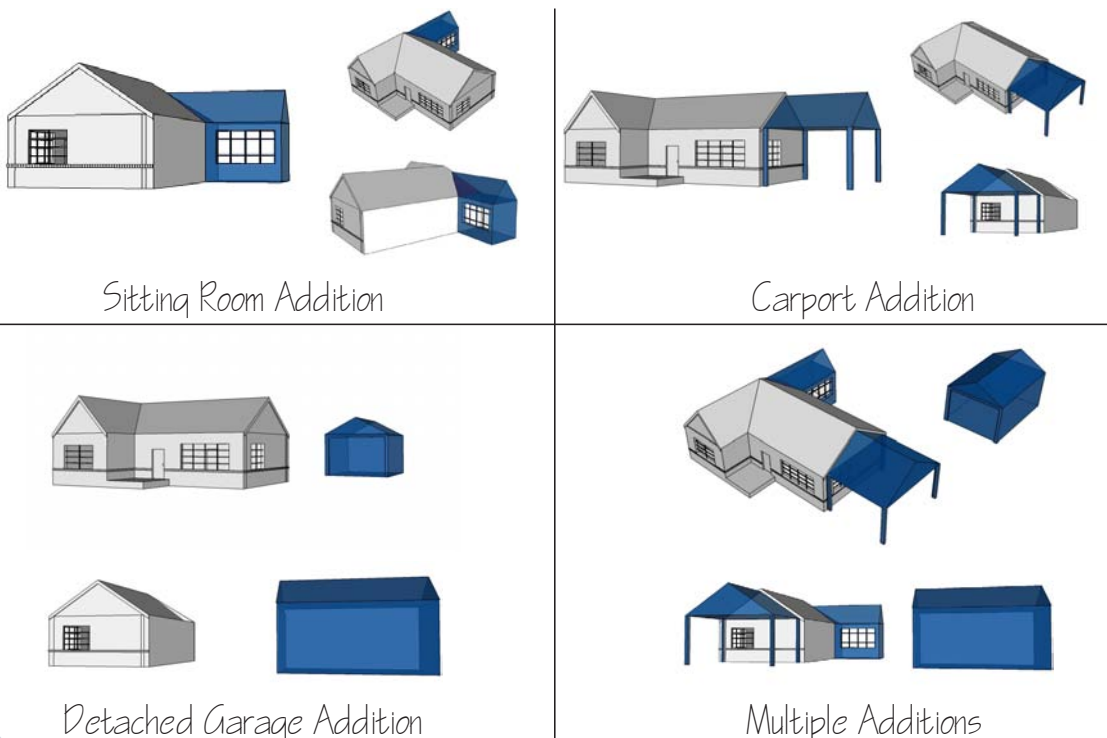


Diagram - Appropriate Additions and Alterations
(Matter 2012 quoting Ryden 2010)

- 1) A property will not be a contributing property if a detached two-story is built that can be seen from the street.
- 2) A room addition is acceptable if it is located in the backyard and is a single story-structure.
- 3) A carport addition, or front-of-house addition, cannot encroach into the historic front yard setback.
- 4) A property may exhibit two minor changes to the character-defining features and still be considered a contributing property.
- 5) If a property owner encloses his/her carport, he/she will be encouraged to use compatible materials that are distinct enough to preserve historic integrity and to still be considered a contributing property.
- 6) A front porch enclosure is not allowed; property owners are to be discouraged from screening in the front porch.
- 7) The front façade of a property needs to be kept uniform through the use of the same steel casement windows and compatible materials that are unique to this community

4.2 HPC STANDARDS FOR EVALUATING ADDITIONS AND ALTERATIONS IN THE BORDEN HOMES HISTORIC DISTRICT

1. An addition should fall within the period of significance, and, in some cases, its date of construction may be used as the closing date of an extended period of significance.



When making additions to a carport or porch, it is important that the new construction does not encroach into the historic setbacks. This is an example of sensitive construction or original plan.



Shown above is a front porch addition that can be identified from the difference in roof shingles. It is a contributing property that illustrates compatible yet distinct construction for new elements.

4 BUILDING ADDITIONS AND ALTERATIONS



This carport addition encroaches into the original historic setback and could therefore be deemed noncontributing to the historic neighborhood.



Front porch ornamentation can only be added if it does not block the street view to the front door, but a front porch enclosure is not recommended.

2. New additions, exterior alterations, or related new construction should be sympathetic to the original design (i.e., stylistically appropriate, sensitively rendered, compatible in size and scale, with similar or compatible materials).

3. New additions, exterior alterations, or related new construction should consider the cumulative effect of the change along with other changes that have been made or proposed (window replacement, siding, etc.).

4. New additions, exterior alterations, or related new construction that is not sympathetic in design must not substantially damage the historic property.

5. New additions, exterior alterations, or related new construction should not mimic the historic design to the extent that it becomes indistinguishable from the original building and thereby conveys a false sense of history.

6. New additions, exterior alterations, or related new construction should not overwhelm or dominate the historic character of the property as a whole or alter the property's character-defining features, including significant open space.

7. New additions, exterior alterations, or related new construction should not be out-of-scale; rooftop additions and additions that obscure principal elevations are particularly problematic unless they are stepped back and appear small in scale.

8. New additions, exterior alterations, or related new construction should not hide a building's principal façade from the public right-of-way and other significant viewpoints, or change the perceived orientation or number of entrances.

9. New additions, exterior alterations, or related new construction should not impair significant or character-defining features of the historic resource.

10. New additions, exterior alterations, or related new construction should not impact the front-yard setback to protect the historic integrity of the property and its environment.

These standards for evaluating additions proposed for historic properties or for determining the effect of existing additions on historic integrity are adopted by the Tempe Historic Preservation Commission. These standards are based on the work of Linda McClelland, 2008 “Evaluating the Significance of Additions and Accretions: A National Register White Paper” available online at:

http://www.nps.gov/history/nr/publications/guidance/NR_workshop_3-11-09/White_paper_on_additions_4-09

4.3 SHPO STANDARDS FOR EVALUATION

SHPO has recently published guidance for evaluating building additions and alterations (AZ SHPO 2011). The SHPO protocol has been included for reference as Appendix A of these guidelines. SHPO evaluation protocol requires the significance of the addition to be assessed regardless of compliance with the Secretary’s Standards. Under SHPO evaluation protocol, the typical carport addition in Borden Homes Historic District could be determined not to be historically significant. However, the typical carport addition would still meet the Secretary’s Standards and, therefore the property could still be considered to contribute generally to the historic character of the district. Again under the SHPO evaluation protocol, in instances where a carport addition is determined not to be significant but not to meet the Standards, most would be considered minor alterations and the property could still be considered contributing.

For purposes of evaluating a property as contributing to a Tempe Historic Property Register Historic District, it must be a property within a designated historic district that contributes generally to the distinctive character of the district. SHPO policy cited above is based on interpretation of National Park Service guidance and does not define the limits of local eligibility.



The carport on this property is set back behind the main line of the house in order to not intrude on the historic setback.



The porch addition to this property is a good addition example because it does not impede on the view from the street of the front building facade.



This property has the opportunity to enclose their carport if they wanted to add additional living space to its interior.

4.4 COMPATIBLE DESIGN OF ADDITIONS AND ALTERATIONS

Appropriate additions and alterations will relate to the scale of nearby historic buildings and to the general size, shape, and proportions of nearby historic buildings, and will not utilize primary building materials dissimilar, at least in appearance, to historic materials.

Appropriate additions and alterations will be in proportion to the overall size of the lot and will not appear to be too big for the lot when compared with nearby historic buildings. Maintain the established scale of the neighborhood's houses and lots.

Appropriate additions and alterations will maintain setbacks and alignments of the buildings with the surrounding context and will not maximize front yard development standards. Set back from the street at a distance similar to that of nearby historic buildings and provide landscaped areas compatible with the historic setting. Maintain alignments of horizontal features on new roof ridges, eaves, porches, windows, and doors, with those of adjacent buildings to help ensure compatibility with the overall patterns of streetscape facades.



This carport was enclosed to form an attached garage. This home is an example of an acceptable alteration.

Appropriate additions and alterations will respect the design character of nearby historic properties and will not destroy historic materials, features, and spatial relationships that characterize these properties. Balance appropriate differentiation and compatibility with the character of the nearby historic properties. Do not make new work look older than it is. Differentiate style, design, and details subtly from the historic buildings through honest contemporary interpretation of the historic style.

4.5 SIGNIFICANT HISTORIC-ERA ADDITIONS AND ALTERATIONS

Most of the additions and alterations visible from the street in the Borden Homes Historic District occurred during the period of significance, 1947-1959, the most common change being the addition of a carport on the sides of houses on Una and Butte Avenues. The typical carport addition was a simple, flat roofed or very low-pitched shed roof structure supported by wood posts or iron poles that did not adversely affect the architectural or historic integrity of the houses. Many of the additions and alterations constructed within the period of significance have acquired historic significance in their own right and should be retained and preserved. A property may exhibit less than three minor changes to the character-defining features and still be considered a contributing property.



Porch screens that do not allow visibility of the doors and windows is not in compliance with the HPC standards of a historic contributing property.

4.6 NON-CONTRIBUTING BUILDING ADDITIONS AND ALTERATIONS

Design of alterations and additions to noncontributing buildings should address the characteristics of both the non-contributing building and the contributing neighboring buildings. For historic-era buildings that have lost integrity, a rehabilitation project may be the ideal way to reverse incompatible alterations, allowing them to regain their original character and perhaps become eligible for listing on the National Register of Historic Places. Some of the additions and alterations visible from the street in the Borden Homes Historic District occurred outside of the period of significance or are substantially incompatible with the general historic character of the district. In a few cases, where an addition or alteration can be determined not to be significant, not to meet the Secretary of the Interior's Standards for Rehabilitation, and having a major effect on the integrity of the building, the property should be considered ineligible. This is an infrequent occurrence in the Borden Homes Historic District.



This home exemplifies many contributing characteristics that are recognized by the Historic Preservation Commission when reviewing a historic property.



This home showcases the historic steel casement windows and front porch that are associated with the Ranch Style home.



The use of solar panels is encouraged in the community as long as they are installed on the roof slope facing away from the street.

4.7 DETACHED BUILDINGS

The post-World War II “starter” houses of the Borden Homes Historic District were small buildings on spacious lots. They were intended to be improved and enlarged as families grew and new needs developed. During the early decades of the neighborhood, some homeowners constructed detached garages in the backyard in alignment with the wider side yard setback left clear for a driveway. The building of a detached one- or two-car garage was in keeping with the patterns of residential development of the early twentieth century when small Bungalow Era garages replaced Victorian Era stables. Borden Homes Historic District straddles that point in American history when the automobile began to influence the architectural character of residential facades. During the period of significance, the homes in the District could have added a new carport attached to the side of the house or a detached garage added in the backyard. These additions usually matched the house.

It was not uncommon for homeowners to construct their own tool sheds and workshops in the backyard in a manner that complemented the style of the house but did not necessarily copy the house. Prefabricated steel tool sheds were not commonly available locally until the late 1960s. Because of the modest means of the early homeowners in this neighborhood, guesthouses or mother-in-law cottages were not commonly found.

New detached buildings should be compatible in design with the historic character of the house and site and should preserve the historic relationship between the house and the landscape.

4.8 ENERGY CONSERVATION

Historic preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the character of neighborhoods and the community. The energy embodied in an historic building can exceed 40 percent of the embedded maintenance and operations energy over the useful life of the building. Historic preservation is the ultimate sustainability strategy.

Because these houses were constructed prior to the introduction of affordable air conditioning systems, they tend to have been designed with greater consideration for passive energy efficiency techniques. Even the latest evaporative coolers available in post-World War II Arizona were far more energy efficient (although less comfortable in humid seasons) than later air conditioners. The flood-irrigated environment of the Borden Homes Historic District also contributes to energy efficiency.

The irrigation system of the neighborhood and of each house should be maintained for the sake of energy conservation as well as historic character.

- 1) The community would like to encourage the use of solar panels as long as they are installed on the roof slope that is facing away from the street.
- 2) It is important to discourage the replacement of the original steel casement windows and doors on the front façade of the house, and instead to repair the windows or doors back to their original state.
- 3) Preserve the historic masonry wall. Do not cover with foam insulation, stucco, or other treatment to increase energy performance.



Historic masonry brick and concrete block should not be covered over by foam insulation, stucco, or other type of treatment.



Horizontal roof lines are an important characteristic of the Ranch home because it created uniform elevations and visual patterns.



One can see the newer windows installed on the side of the home for fire egress. The historic steel casement windows are left intact on the front of the house.

4.9 HEALTH, SAFETY AND ACCESSIBILITY

The Early/Transitional Ranch and Simple Ranch style houses in Borden Homes Historic District have very little ornamentation and few character-defining features. Thus, the loss of original steel casement windows, while marginally successful in improving the residents' comfort, would have a significant adverse effect on the architectural integrity of the house. Patterns created by the vertical casement sashes and the horizontal mutins were important, not only to each house, but also to the continuity of horizontal lines that carried through the facades collectively as an element of streetscape design. The horizontal line is one of the important characteristics of the Ranch style created by uniform elevations of roof ridges, eaves, window openings, windowpanes, and masonry bonding patterns. The key visual pattern to be retained is the twelve-inch vertical dimension of the original windowpanes. Even casual observation of this historic window type will reveal several windowpane widths but the heights are all twelve inches. Homeowners may restore the original horizontal character of twelve-inch-high panes by modifying existing replacement windows or by installing new window assemblies with the appropriate mullion patterns and glass proportions.

It is often necessary to make modifications to an historic property so that it can comply with current accessibility code requirements or, in the case of a private home, simply to make use of the building more convenient. Although federal, state or local laws do not require the accessibility of existing private residences, standards exist that can be used as a guide for homeowners who desire to improve accessibility to their own dwelling and property. The work must be carefully planned and undertaken so that it does not result in a loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact. Provide barrier-free access in such a manner that character-defining spaces, features, and finishes are preserved.

If a bedroom is located in the front of the house, a window on the side of that bedroom may be installed for fire egress, which would then preserve the original steel casement window that is located on the front façade of the property.

5 IN-FILL BUILDINGS

Several houses in the Borden Homes Historic District have been constructed after the neighborhood's period of significance as in-fill structures. Most recently, the house at 1638 East 12th Street, built in 2009, was constructed on a vacant lot that had become a neighborhood nuisance. Although this property is not eligible as a contributor to the historic district because of its age, this modern-style house is a reflection of its own time while its rectilinear plan and low-pitched front gable roof simultaneously consider and defer to the character of the historic district.

5.1 NEW IN-FILL BUILDINGS

The Secretary of the Interior's Standards for Rehabilitation and these Guidelines acknowledge that in-fill buildings should be reflections of their own time, but they must also defer to the character of their host historic district. New in-fill buildings constructed in the Borden Homes Historic District must be visually compatible with contributing buildings and should be differentiated from the historic buildings. A new building should not be mistaken for an historic building. Its design must take into consideration the scale, size, massing, silhouette, and materials, patterns of openings and structure, color, and texture of the earlier buildings. New construction must also be placed appropriately on its property to maintain setbacks, spacing and setting of historic structures. New landscaping should blend with the general character of the streetscape. For example, a gravel yard with desert landscaping would not be appropriate in the context of the character-defining lush, mature vegetation and lawns of this irrigated subdivision.



The most recent in-fill home to be built in the neighborhood.
1638 East 12th Street.



The community encourages that in-fill construction abide by the historic character of the neighborhood in order to preserve the unique charm. This building shown above does not match the character of the neighborhood and therefore takes away from the historic charm.



All the homes in the community are set back from the street. It is encouraged that in-fill buildings maintain the same historic setback in order to conform to the rest of the neighborhood.

5.2 STREETSCAPE PATTERN

Should an historic house be lost to disaster or demolition, an existing building may be moved into the district if it maintains a sense of architectural unity with existing buildings in the district. Likewise, a new building of contemporary design may be constructed in compliance with these same standards of appropriateness, especially in terms of massing, size, scale and placement. New buildings and additions should be placed within the historic-era setbacks. A building should fit within the range of yard dimensions seen in the block and maintain the existing spacing of side yards. The front of the house should be oriented to the street and the front door should be clearly identifiable. A side yard driveway in keeping with the traditional layout of the streetscape should be provided.

5.3 BUILDING HEIGHT

The height of a building should be similar to that of houses found traditionally on the block and in the neighborhood. New buildings should be the same one-story height as found traditionally in the subdivision or provide wall heights of one story (8 or 9 feet) at façades visible from the street.



This property demonstrates the historic building form of a rectangular floor plan.

5.4 BUILDING FORM

Simple building plans in the form of a rectangle or L-shape should complement the traditional layouts of the Early/Transitional Ranch and Simple Ranch style houses. Low-pitched gable and hipped roofs are appropriate for primary roof forms. Dormers and cupolas are not appropriate for complementing the simple roof massing of the Early/Transitional Ranch and Simple Ranch style houses.

5.5 BUILDING MATERIALS

Building materials that contribute to the traditional sense of scale and that reinforce the sense of visual continuity in the neighborhood are appropriate. The most appropriate wall material in the Ranch style is painted masonry. Use block or brick that is similar in texture, size and proportions to those used historically. Natural-finished used bricks and false bricks or stone should be avoided. Wood siding, as found in the gables of the historic houses, may also be used. Stucco was not characteristically used in this neighborhood, and thus should be avoided. New materials that are similar to traditional materials may be used as accent materials. Roof materials should be composite shingles and should convey a scale and texture similar to those used traditionally on Early/Transitional Ranch and Simple Ranch style houses. Wood shakes appropriate for the later up-scaled California Ranch style houses are not appropriate here.

5.6 BUILDING FEATURES

Building features for in-fill houses and accessory buildings should complement the historic character of the contributing houses of the district. The porches should be compatible with the size, scale, materials and colors of the neighborhood's prevalent historic architectural style. Eaves of the roof overhangs should be modeled after the visual characteristics of the molding trim type and exposed rafter tail type found in the neighborhood. Decorative profiles at the ends of bargeboards or rafter tails should differ in design from the historic examples in order to differentiate old from new.



Historic building materials for the Borden Homes neighborhood include masonry brick and painted concrete block.



An in-fill property must maintain the historic characteristics of the neighborhood including the ornamental gable ends.

6 SITE FEATURES AND SETTING

In recent years, community awareness of water conservation issues has dramatically affected the character of many historic districts. Well-watered lawns, shrubs, and shade trees characterized traditional older Tempe neighborhoods. Today, many homeowners are converting to low-water (xeriscape) landscaping and abandoning lawns for gravel. The loss of traditional green lawns in Ranch house neighborhoods adversely affects the character of the streetscape as well as the setting of the individual house. Lush lawns and mature trees are character-defining features of the district and contribute to energy conservation in their own ways. These guidelines focus on preserving this aspect of neighborhood character through continuation of Tempe's Residential Flood Irrigation Program and the traditional landscapes that program supports. Updating this traditional landscape form considers non-invasive species and allergy or air-quality concerns as factors limiting the recommendations from the historically correct plant lists provided (Appendix C). The best of both, or an enlightened blending of the new with the old, make these guidelines unique to Borden Homes Historic District.

6.1 ENTRANCE COURTYARDS

Early homes in the Borden Homes Historic District minimize the front porch and front entrance as an area for social interaction. Early/Transitional and Simple Ranch style homes here have no true front porch, but instead, a broad overhanging eave may extend along half or more of the entry façade supported by porch posts. A few houses have a small front-gabled porch roof extending from the main roof. Later Ranch style houses typically have an L-shaped plan and intersecting gable roofs with an extended eave porch over the junction of the two wings. Another model has an L-shaped plan with a recessed porch under a side-gable roof. In keeping with a broad post-WWII trend, the backyard became a retreat for the family and guests, and the traditional broad, raised, front porch verandahs overlooking the street disappeared as did the focus on neighborly interaction with passers-by it engendered.



Part of the historic charm of the neighborhood are the maintained historic landscapes.



A front porch is very significant to the historical importance of the community. It promotes social interaction between community members.



This porch is open and welcoming, a perfect example of how a porch should look from a view from the street.

Today, homeowners trying to create a friendly front porch setting for their Ranch style house must work within the minimalist character of the original entrance porch or stoop. By creating entrance courtyards with paving surrounded by a low fence or planter, the historic facades of Ranch style houses may be respected while creating a neighbor-friendly, semi-public space for the family. Create a small-scaled expansion of the existing porch floor or stoop in a manner that retains the materials, features and character of the original porch. Define the semi-public zone of the entrance courtyard with a low fence, hedge, or raised planter at a height no greater than the sill of the front windows or belt course of the brick wall. Avoid overemphasizing the entrance to the courtyard by using large piers or light fixtures. Instead, provide shade for the new courtyard by introducing an appropriate tree rather than constructing a new or larger porch roof. Avoid extension of an existing porch forward toward the street or adding a trellis or pergola to the primary façade of the Ranch style house.

6.2 SIDEWALKS AND WALKWAYS



The walkways to the front entry must be well maintained and should not be obstructed by plant life.

The streets in the Borden Homes Historic District were not paved until 1959 when continuous rolled curbs and sidewalks were also installed. These elements are considered to be character-defining features of the historic district because the technology is representative of the period of significance and they are elements that work generally to unify the various phases of development within the neighborhood into one comprehensible district. The original concrete sidewalks and rolled concrete curbs in Borden Homes Historic District reflect the post-World War II development of the subdivision. This design allows placement of driveways anywhere along the frontage of each lot. Parkways buffering the street from the sidewalk do not exist as they had in earlier pedestrian-oriented neighborhoods. Instead, the front entrance door and porch of the district's house was reached directly by a straight and narrow, concrete walkway.

Preserve significant sidewalk and walkway features retaining their original materials, finishes and colors. Encourage the City to repair damaged portions of the concrete curbs and public sidewalk by replacing them in kind, matching color, texture and scoring patterns. Preserve historic contractors' marks stamped into the concrete of sidewalks. Do not remove them. Where concrete sidewalks are too damaged to repair, encourage the City to replace damaged portions of the concrete curbs and public sidewalk using a matching color, texture and scoring patterns. Design for new walkways should take into consideration the materials, design, patterns, scale, size and color of historic examples. New walkways should complement historic features without copying them directly and should not be more ornate than the original sidewalks in finish or detailing.

6.3 DRIVEWAYS, STREETS AND PARKING

Driveways in the Borden Homes Historic District are concrete slab, and most houses have a straight, narrow concrete walk leading to the front entry. The most common alteration visible from the street during the period of significance, 1947-1959, was the addition of a carport on the side of the house. These tend to be simple flat-roofed or very low-pitched shed roofed structures supported by wood or iron poles that generally do not adversely affect the architectural integrity of the property. Preserve significant driveway and parking features retaining their original materials, finishes, colors, and extents.

The streets in the Borden Homes Historic District were not paved until 1959. At that time, an improvement district was formed to pave streets and install continuous rolled curbs and sidewalks. These features are considered character-defining features of the neighborhood because the technology is representative of the period of significance. These elements of the right-of-way work to unify the various phases of development within the neighborhood in to one comprehensible district.



A direct path to the front door is a characteristic of the historic landscape of this community.



One type of historic driveway characteristic is two concrete paths for the car tires to drive on separated by grass, as seen above.



A noncontributing site feature is a driveway that is paved over half of the front yard.



Many properties have enclosed the backyard with fences; chain link, concrete block, or cedar rails are acceptable materials to use.

6.4 FENCES

It is likely that perimeter fences and hedges were seldom seen in the Borden Homes Historic District during the period of significance, 1947-1959. Wooden picket fences and chain link fences seen today were probably introduced later. Backyards, when enclosed at all, were probably secured by wooden plank or cedar stake fences popular in the early post-war period. These fences were primarily intended to prevent pets and children from wandering.

In recent decades, when security and privacy became a concern, stronger and higher fences of chain link or concrete block enclosed the backyards. Today, fences in the Borden Homes Historic District are generally five or six-feet high, built of wood or block, and remain limited to enclosing the backyard. Most properties do not have a fence in the front yard; however, landscape often defines front yard boundaries. Lot-line plantings often add emphasis to perimeter irrigation berms and help reinforce the rhythm and scale of the overall streetscape.

Where no perimeter fence or hedge exists, keeping the front yard open is encouraged. Where a new decorative fence is desired, it should be similar in design, material, and color with those seen in Ranch style neighborhoods. Front yard fences of low scale, open railings, and rustic materials (e.g., cedar rails) are appropriate. New fences must not obscure the primary façade of a building. The railing addition to the front porch is not typical of the Early/Traditional Ranch style houses of the Borden Homes Historic District, but is in keeping with the broader Ranch style vocabulary of design. Decorative railings, like non-operable window shutters, are symbolic features often used in later Ranch style designs.

When installing a six-foot-high fence or wall at a side yard, keep the front corners of the house visible from the street. If possible, connect the side yard fence to the house behind the side window of the front room.

To meet the Arizona State Historic Preservation Office solid wall or fence policy any solid wall or fence should to the greatest extent possible:

- a. Have a maximum height of four feet (48 inches) and be placed at the front property line in order to maintain the historic relationship of the building to the front yard and the relationship of the building to the public street.
- b. Have openings or breaks that allow the building and the character defining features to be viewed from the street. If the openings and breaks exceed 25% of the width of the lot then the wall may exceed the four-foot height restriction.
- c. Be designed to meet the Secretary of the Interior's Standards for Rehabilitation and defer to the historic building.

6.5 LANDSCAPE AND IRRIGATION

The residential flood irrigation system that serves the Borden Homes Historic District and the landscaped environment that it supports are important components of the neighborhood design, and were features so desirable in 1950s Tempe that the irrigation works were constructed before street paving or any other improvements. Almost all Borden Homes Historic District properties have grass lawns and a variety of non-native trees and foliage watered by the residential flood irrigation system. A lush green landscape was a very desirable feature of post-war subdivisions throughout central Arizona. In the Borden Homes Historic District the setting is green and open, with expanses of turf lawns that were generally not broken by fences, except for an occasional low decorative wall or picket fence. In some cases, vegetation today is so dense that it partially obscures the view of the house. Large, mature, deciduous and semi-tropical trees shade houses and streets, and the vegetation and irrigation water noticeably lower the ambient temperature in the neighborhood during the hot summer months. Tree and shrub varieties present include eucalyptus, Aleppo pine, mulberry, African sumac, orange, bougainvillea, oleander, boxwood, juniper, Mexican fan palm, mesquite, fig, and olive.



A maintained, lush landscape is important in preserving the neighborhood character.



A lush landscape should not impede on the view from the street to the front door of the property.



This property utilizes the city-provided flood irrigation service to maintain its lush front yard.

The first impression of the historic character of the district landscape is a continuous plane of lush grass punctuated by mature shade trees. This impressive landscape has been made possible by the historic flood irrigation system. Deep watering provided by flood irrigation promotes species and growth rates that modern sprinklers and drippers simply cannot sustain. Irrigation standpipes should be maintained as character defining features of the streetscape. The components of this infrastructure (e.g., standpipes, alfalfa valves, culverts, berms) are the tangible elements that convey the significant technical design aspects of the irrigation system. The mature landscape materials are the direct result of the system. Berms, basins, and raised building pads were designed to protect the foundations and slab floors of the houses from water damage. Maintaining flood irrigation is imperative to preserving the character of the landscape in the Borden Homes Historic District.



Another alternative of a maintained yard is a desert xeriscaping landscape with trees and other lush vegetation.

Maintaining the clearances between irrigation water and foundations is crucial to preserving each house. Property owners should preserve the component features of the flood irrigation system on their residential lots and preserve historic landscape features whenever possible. Front yard lawns and mature landscaping should be retained to preserve the character of the flood-irrigated historic subdivision. New landscape designs should use materials that are compatible with the historic property and neighborhood. Retain as much of the original design as possible, including landscape materials and irrigation infrastructure. A typical landscape plan for this subdivision would consist of a Bermuda grass lawn and a large shade tree in the front yard. Smaller plantings would have been placed to screen objectionable views or to frame the house.

Today many historic neighborhoods are in a transition from traditional well-watered lawns to low-water desert landscapes. These changes are dramatically affecting the character of the streetscapes. When considering redesign, special attention should be paid to the choice and location of a shade tree. The tree should be placed so that it shades the house as much as possible. A complete list of historically appropriate trees, shrubs and annuals is available in Appendix C.

Varieties that are most significant in the Borden Homes Historic District include:

Morus alba – Mulberry

Pinus Halepensis – Aleppo Pine

Several varieties are recommended more than others including:

Morus alba ‘Kingan’ – Fruitless Mulberry

Fraxinus velutina – Arizona Ash

Pinus Halepensis – Aleppo Pine

Platanus wrightii - Cottonwood

Several historic varieties are strongly discouraged because they are considered highly allergenic or invasive species. See Appendix C for a full list.

To meet the Arizona State Historic Preservation Office evaluation criteria, historic property landscaping must be consistent with one of the following treatments for historic properties: preservation, restoration or rehabilitation.

- a. Landscaping preservation retains the character of the landscape per the date of the survey. Historic changes and alterations are respected but additional changes are discouraged.
- b. Landscaping restoration returns the landscaping to an earlier specific time period. Restoration must be based on research from physical evidence, historic photographs and/or written documentation.
- c. Landscaping rehabilitation retains significant features from the past while allowing non-historic replacement materials and added features that are distinctive but compatible with the historic landscaping.



The residents of Borden Homes enjoy eating the fruit from the Mulberry tree which is a common characteristic of the neighborhood.



Many residents maintain their mature Arizona Ash trees so large amounts of shade are accessible through out the neighborhood.

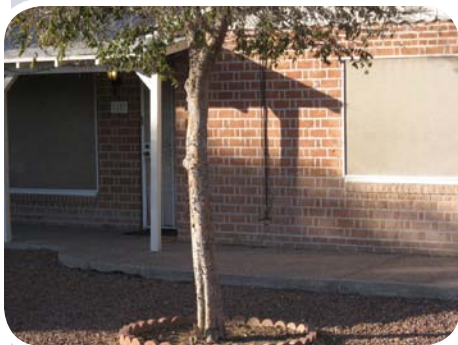


The Cottonwood tree is an appropriate historic characteristic of the neighborhood.

For landscaping features over 50 years old at the time of survey, the significance of the landscaping must be assessed.

- a. If the landscaping is determined significant the property should be considered eligible.
- b. If the landscaping is determined not to be significant and blocks the view of the historic building the property should be considered ineligible.
- c. If the landscaping meets these policies then the property should be considered eligible.

If landscaping features are less than 50 years old, but nonetheless meet these policies, the property should be considered eligible. If the landscaping does not to meet these policies then the property should be considered ineligible. To meet this landscaping policy the landscaping should to the greatest extent possible:



Many neighbors have installed a xeriscaped landscape to promote a more green lifestyle by cutting back on their amount of water usage. This is not encouraged but when applied, xeriscaping should be accompanied by shade trees and lush vegetation.

- a. Meet the Secretary of the Interior's Standards for the selected treatment.
- b. Retain the historic relationship between the building, landscape features and open space.
- c. Not introduce new landscape features that are out of scale or otherwise inappropriate to the historic setting.
- d. Not introduce new landscape features or plant materials that are visually incompatible with the site or destroys site patterns or vistas including the view of the primary building.
- e. Have any new hardscape features defer to the historic building.

6.6 LIGHTING

Streetlights in the Borden Homes Historic District are spaced about 400 feet apart, with three on Una Avenue, three on Butte Avenue, and two on 12th Street. Original lighting fixtures of the house or site should be preserved, when feasible. New exterior lights should be simple in character and low in intensity. Light sources should be shielded to prevent excessive glare. Minimize the visual impacts of site and architectural lighting. Prevent shining light into adjacent properties by using shielded and focused light sources that direct light onto the ground. Select lighting fixtures that maintain the “dark sky” by avoiding directing light upward.

6.7 ACCESSORY STRUCTURES AND FEATURES

Accessory structures and features in the Borden Homes Historic District almost entirely exist out of view from the right-of-way. Locate a new permanent accessory structure toward the rear of a lot whenever possible, respecting the building setback requirements of the zoning ordinance. Construct a permanent accessory structure that is not only subordinate in size and design to the primary structure, but also similar in character. Maintain the traditional range of building materials on accessory structures and the simple detailing historically found on accessory structures. Keep accessory buildings low in scale, small, and hidden from view from the street.



Some properties in Borden Homes have managed to remove their Heating, Ventilation, and Air Conditioning (HVAC) units from the roof and relocate them to the north side of the home.



The HVAC units on other properties were installed on the roof and can be visible from the street. This detracts from the historic characteristics of the home.



A concrete outlet box that was altered by adding mosaic tile to the exterior.

6.8 EQUIPMENT AND UTILITIES PLACEMENT

The residential flood irrigation system in the Borden Homes Historic District was built in 1953, and is an important character-defining feature of the district. It is a complex network of underground concrete pipes and manifolds with concrete risers that bring water to the surface of each lot. There are three large above-ground features of this structure that are visible in the neighborhood: a concrete outlet box, which regulates the flow of water in to the system, and two vertical standpipes that fill with water to pressurize the system and force water to rise to the surface.

These features have been recently altered by a neighborhood public art project that installed ceramic mosaic tiles depicting neighborhood images on much of the visible surfaces above ground. The form and function of these system components is still apparent and they remain character-defining features of the historic district. Irrigation features on individual properties include alfalfa valves to regulate water flow on the property and perimeter earthen berms to contain residential flood irrigation water on the lot without flooding, runoff or erosion. These features should be maintained.

New placement of equipment and utilities in the Borden Homes Historic District should minimize the visual impacts of utilities and service equipment. Avoid placing mechanical equipment (e.g., air conditioner, attic turbine ventilators) on a roof where it is visible from the public right-of-way. Solar devices should not block views or be placed where they are visible from the public right-of-way. Place a satellite dish out of view from the public right-of-way.

<http://wspas01-old.tempe.gov/historicpres/BordenHomes.htm>

<http://wspas01-old.tempe.gov/historicpres/Designations/BordenHomesHD/NRN/BHHD-NRN-AHSRC.pdf>

APPENDIX A

THE ARIZONA STATE HISTORIC PRESERVATION OFFICE REVISED POLICY STATEMENT FOR RECOMMENDATIONS OF ELIGIBILITY OF BUILDINGS TO THE ARIZONA REGISTER OF HISTORIC PLACES (ADOPTED MARCH 25, 2011)

As a guide to consultants, the SHPO staff and the Historic Sites Review Committee the following standards for integrity and eligibility will be applied to buildings being nominated to the Arizona or National Registers of Historic Places under criterion C: Design/Construction. These policies are primarily designed to address the eligibility of buildings as contributors to historic or architectural districts. The eligibility of an individual building will often require the presence of a higher level of integrity. To be eligible a building must convey its significance by maintaining its integrity. Changes that respect the integrity of a historic building do not alter its significance.

THE ORIGINAL BUILDING

1. Evaluation of exterior integrity will continue to be the primary focus of survey work with most attention given to the primary façade.
2. In general, the primary facade must have a majority (51%) of its features intact, and at least 75% of all exterior walls must be present.
3. In general, either the historic wall materials and details must be intact and visible, or the historic massing and openings (doors and windows) must be intact and visible. If both are missing or are hidden behind non-historic materials the building will not be eligible for lack of integrity. In the future, if the non-historic materials are sufficiently removed to prove the existence of intact historic materials, details or openings, the property can then be reevaluated for eligibility.
4. Only the uncovering and exposure of historic materials, not the restoration of missing features, can affect the evaluation of historic integrity. Although the accurate replacement of missing features shall be encouraged, their replacement will play no role in the evaluation of historic integrity.

5. At the request of an owner, the SHPO, or a member of the HSRC, the SHPO staff or qualified consultant can undertake a comprehensive evaluation of a potential historic property. This expanded evaluation may include the exterior, interior and setting of the property utilizing the federal tax act application "Part 1" evaluation format.

6. Interior features including the building's structural system which are found to be rare or of high artistic merit will indicate that the building is potentially eligible even if the exterior integrity is marginal, but in any evaluation at least 75% of the original exterior walls must be intact. In only very rare cases can a building be eligible for its significant interior features if its primary facade has been extensively altered or completely replaced. In general, the complete removal of the primary facade indicates an irreparable loss of integrity no matter how much documentation exists for reconstruction.

7. As part of a comprehensive evaluation the age and rarity of the resource will be addressed within an historical context and a comparison with other similar properties. In general, the older or rarer the property the less integrity will be required for eligibility. Indigenous buildings over 100 years old, vernacular or designed buildings constructed by hand utilizing square nails, or unique one of a kind buildings will be given the greatest leniency in relationship to level of integrity.

8. Although the National Register program allows buildings to be nominated under criterion D, it will be applied to buildings only in cases when there is an indication that the building is likely to yield important information on construction technology, stylistic evolution, or artistic design. If these factors are clearly visible then the building must be nominated under criterion C. If significant below ground archaeological resources are present on the building site then the property should be nominated under both criteria.

BUILDING ADDITIONS

1. For building additions within the property's period of significance:

- a. The significance of the addition must be assessed regardless of compliance with the Secretary's Standards.
- b. If determined significant the property should be considered eligible.
- c. If determined not to be significant but still meets the Secretary's Standards the building should be considered eligible.
- d. If determined not to be significant and not to meet the Standards but considered minor the property should be considered eligible.
- e. If determined not to be significant, not to meet the Standards and having a major effect on the integrity of the building, the property should be considered ineligible.

2. For building additions outside the property's period of significance:

- a. If the addition meets the Secretary's Standards the property should be considered eligible.
- b. If the addition does not meet the Standards but is considered minor the property should be considered eligible.
- c. If the addition does not to meet the Standards and has a major effect on the integrity of the building, the property should be considered ineligible.

3. To meet the Secretary's Standards an addition should to the greatest extent possible:

- a. Be located at the rear or on an inconspicuous side of the historic building. Front facade additions are limited to simply designed carports, porches or balconies.
- b. Be limited in its size and scale in relationship to the historic building or district.
- c. Be designed to be clearly differentiated or distinctive from the historic building but be compatible with it in terms of mass, materials, relationship of solid to voids, and color thus making clear what is historic and what is new.
- d. Be designed not to obscure the character defining features of the historic building.

- e. Be designed with setbacks or offsets from the roof and/or wall planes or have a neutral spacer such as glass between original fabric and the new addition and be as inconspicuous as possible when viewed from the street.
- f. Be placed behind the front roof slope if designed taller than the original building.
- g. Defer all new work to the original building.
- h. Leave original exterior walls in place even if enclosed within the addition. And,
- i. Match original roof slopes and eave widths.

PORCH AND/OR CARPORT INFILL ADDITIONS

1. For porch or carport infill additions within the property's period of significance:

- a. The significance of the infill must be assessed regardless of compliance with the Secretary's Standards.
- b. If determined significant the property should be considered eligible.
- c. If determined not to be significant but still meets the Secretary's Standards the property should be considered eligible.
- d. If determined not to be significant and not to meet the Standards the property should be considered ineligible.

2. For porch or carport infill additions outside the property's period of significance:

- a. If the infill meets the Secretary's Standards the property should be considered eligible.
- b. If the infill does not to meet the Standards the property should be considered ineligible.

3. To meet the Secretary's Standards a porch or carport infill addition should to the greatest extent possible:

- a. Not destroy character-defining features of the original building including any porch or carport features.
- b. Not destroy the original bay expression of the original porch or carport.
- c. Be in filled with panels of glass, glass block, stucco or horizontal wood siding that are distinctive but compatible with the original building and reinforce the bay expression of the original feature.
- d. Not incorporate discrete openings but utilize grouped or ribbon openings that blend with the infill panels. New doors should not be on primary facades.

- e. If in filled as a garage, incorporates a plane and simple garage door that matches the full width of the original carport.
- f. Have any new walls offset inward from the original bay structure or have new walls that express the underlying structural bays as a surface treatment.
- g. Defers to the original building, porch and/or carport.
- h. Retains the original driveway location.

FRONT YARD SOLID WALLS OR FENCES

1. For front yard solid walls or fences within the property's period of significance:

- a. The significance of the wall must be assessed.
- b. If the wall or fence is determined significant the property should be considered eligible.
- c. If the wall or fence is determined not to be significant and blocks the view of the historic building the property should be considered ineligible.
- d. If the wall or fence is determined not to be significant but meets these policies then the property should be considered eligible.

2. For front yard solid walls or fences outside the property's period of significance:

- a. If the wall or fence meets these policies then the property should be considered eligible.
- b. If the wall or fence does not to meet these policies then the property should be considered ineligible.

3. To meet this solid wall or fence policy any solid wall or fence should to the greatest extent possible:

- a. Have a maximum height of 4 feet (48 inches) and be placed at the front property line in order to maintain the historic relationship of the building to the front yard and the relationship of the building to the public street.
- b. Have openings or breaks that allow the building and the character defining features to be viewed from the street. If the openings and breaks exceed 25% of the width of the lot then the wall may exceed the 4-foot height restriction.
- c. Be designed to meet the Secretary of the Interior's Standards for Rehabilitation and defer to the historic building.

LANDSCAPING

1. Historic property landscaping must be consistent with one of the following treatments for historic properties: preservation, restoration or rehabilitation.

- a. Landscaping preservation retains the character of the landscape per the date of the survey. Historic changes and alterations are respected but additional changes are discouraged.
- b. Landscaping restoration returns the landscaping to an earlier specific time period. Restoration must be based on research from physical evidence, historic photographs and/or written documentation.
- c. Landscaping rehabilitation retains significant features from the past while allowing non-historic replacement materials and added features that are distinctive but compatible with the historic landscaping.

2. For landscaping features over 50 years old at the time of survey:

- a. The significance of the landscaping must be assessed.
- b. If the landscaping is determined significant the property should be considered eligible.
- c. If the landscaping is determined not to be significant and blocks the view of the historic building the property should be considered ineligible.
- d. If the landscaping meets these policies then the property should be considered eligible.

3. For landscaping features less than 50 years old at the time of survey work:

- a. If the landscaping meets these policies then the property should be considered eligible.
- b. If the landscaping does not meet these policies then the property should be considered ineligible.

4. To meet this landscaping policy the landscaping should to the greatest extent possible:

- a. Meet the Secretary of the Interior's Standards for the selected treatment.
- b. Retain the historic relationship between the building, landscape features and open space.

- c. Not introduce new landscape features that are out of scale or otherwise inappropriate to the historic setting.
- d. Not introduce new landscape features or plant materials that are visually incompatible with the site or destroys site patterns or vistas including the view of the primary building.
- e. Have any new hardscape features defer to the historic building.

RECOMMENDATIONS OF ELIGIBILITY

1. In cases of clear eligibility (consensus by the SHPO staff) the SHPO can determine eligibility without HSRC consultation. An eligibility statement signed by the appropriate staff and the SHPO must be on file with a State Inventory Form. Files containing properties that have been determined eligible will be clearly marked for identification.

2. Properties of marginal or questionable integrity by staff in need of a recommendation of eligibility will be brought to the HSRC for comment. The HSRC will receive a completed State Inventory Form and a staff report addressing the eligibility of the property. If the HSRC considers the property eligible, such statement, if agreed to by the SHPO, will be signed and filed with the State Inventory Form.

Adopted by the Historic Sites Review Committee (HSRC) March 25, 2011

Prepared by James Garrison, State Historic Preservation Officer
State Historic Preservation Office, Arizona State Parks

APPENDIX B

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION *

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction, will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

* Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

APPENDIX C

TEMPE HISTORIC ERA PLANT MATERIALS LIST

Trees available from Valley garden centers ca. 1950s

<i>Acacia farnesiana</i>	Sweet Acacia
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Carya illinoensis</i>	Pecan
<i>Citrus species</i>	Citrus (all but sour)
<i>Eriobotrya japonica</i>	Loquat - Japanese
<i>Fraxinus velutina</i>	Arizona Ash -NATIVE
<i>Morus alba</i> 'Kigan'	Mulberry - Kigan, Fruitless
<i>Pinus halepensis</i>	Aleppo Pine
<i>Punica granatum</i>	Pomegranate
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Vitex agnus</i>	Chaste Tree

Shrubs available from Valley garden centers ca. 1950s

<i>Bougainvillea</i> spp.	Bougainvillea
<i>Buxux japonica</i>	Boxwood
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Juniperus deppeana</i>	'Chinese' Juniper
<i>Lagerstromia indica</i>	Crape myrtle
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Ligustrum japonicum</i>	Japanese Privet
<i>Ligustrum lucidum</i>	Wax Leaf Privet
<i>Myrtus communis compacta</i>	Dwarf Myrtle
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Nerium oleander</i>	Oleander
<i>Pyracantha</i> spp.	Pyracantha
<i>Rosa</i> spp.	Roses
<i>Rosemarinus officinalis prostrate</i>	Rosemary
<i>Thuja orientalis</i>	Arborvitae

Annuals available from Valley garden centers ca. 1950s

Antirrhinum spp.	Snapdragons
Bellis perennis	Daisies
Calendula	Pot Marigold
Camellia spp.	Camellia
Chrysanthemum spp.	Chrysanthemum
Delphinium spp.	Larkspur
Dianthus caryophyllus	Carnations
Gardenia spp.	Gardenia
Geranium spp.	Geranium
Hemerocallis spp.	Daylily
Iris spp.	Iris
Lobularia maritima	Sweet Assylum
Petunia spp.	Petunias
Tagetes spp.	Marigolds
Verbena spp.	Verbena
Viola spp.	Pansies
Viola spp.	Violets
Zinnias spp.	Zinnia

Vines available from Valley garden centers ca. 1950s

Antigonon leptopus	Queen's Wreath
Campsis radicans	Trumpet Vine
Dipogon lignosus	Australian Pea Vine
Hedera helix	English Ivy
Lablab purpureus	Hyacinth Bean
Lagenaria spp.	Gourds
Lathyrus odoratus	Sweet Pea
Marah gilensis	Wild Cucumber
Tropaeolum spp.	Nasturtiums
Wisteria frutescens	Wisteria

APPENDIX D

NATIONAL PARK SERVICE BRIEFS

Preservation Briefs help historic building owners recognize and resolve common problems prior to work.

The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color rather than black and white; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see Printed Publications. <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

- Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- Repointing Mortar Joints in Historic Masonry Buildings
- Improving Energy Efficiency in Historic Buildings
- Roofing for Historic Buildings
- The Preservation of Historic Adobe Buildings
- Dangers of Abrasive Cleaning to Historic Buildings
- The Preservation of Historic Glazed Architectural Terra-Cotta
- Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- The Repair of Historic Wooden Windows
- Exterior Paint Problems on Historic Woodwork
- Rehabilitating Historic Storefronts
- The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
- The Repair and Thermal Upgrading of Historic Steel Windows
- New Exterior Additions to Historic Buildings: Preservation Concerns

- Preservation of Historic Concrete
- The Use of Substitute Materials on Historic Building Exteriors
- Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- Rehabilitating Interiors in Historic Buildings — Identifying Character-Defining Elements
- The Repair and Replacement of Historic Wooden Shingle Roofs
- The Preservation of Historic Barns
- Repairing Historic Flat Plaster—Walls and Ceilings
- The Preservation and Repair of Historic Stucco
- Preserving Historic Ornamental Plaster
- Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- The Preservation of Historic Signs
- The Preservation and Repair of Historic Log Buildings
- The Maintenance and Repair of Architectural Cast Iron
- Painting Historic Interiors
- The Repair, Replacement, and Maintenance of Historic Slate Roofs
- The Preservation and Repair of Historic Clay Tile Roofs
- Mothballing Historic Buildings
- Making Historic Properties Accessible
- The Preservation and Repair of Historic Stained and Leaded Glass
- Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
- Understanding Old Buildings: The Process of Architectural Investigation

- Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- Removing Graffiti from Historic Masonry
- Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- Preserving Historic Ceramic Tile Floors
- The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- The Maintenance, Repair and Replacement of Historic Cast Stone
- The Preparation and Use of Historic Structure Reports
- The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- Preserving Historic Wooden Porches
- The Preservation and Reuse of Historic Gas Stations
- Maintaining the Exterior of Small and Medium Size Historic Buildings

APPENDIX E

GLOSSARY OF TERMS

Alteration:

Any aesthetic, architectural, mechanical or structural change to the exterior surface of any significant part of a designated property.

Archeologically sensitive:

A property that includes known or suspected archeological sites.

Archeological site:

A site that has yielded, or exhibits the promise of yielding, information important in the understanding of human prehistory or history. Such information may consist of evidence of past human life, habitation or activity, as well as material remains.

Arizona register of historic places:

The list of Arizona's historic properties worthy of preservation which serves as an official record of Arizona's historic districts, archeological sites, buildings, structures and objects significant in this state's history, architecture, archeology, engineering and culture. Pursuant to A.R.S. § 41-511.04(9), the Arizona state parks board, state historic preservation office is authorized to keep and administer an Arizona register of historic places composed of properties that meet the criteria established by the board, see below, or which are listed on the national register of historic places. Entry on the register requires nomination by the state historic preservation officer (SHPO) and owner notification in accordance with rules that the board adopts. The criteria for evaluation of potential Arizona register properties generally encompass the quality of significance in Arizona history, architecture, archeology, engineering and culture. Such qualities may be present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association; and also:

- (1) Are associated with events that have made a significant contribution to the broad patterns of history;
- (2) Are associated with the lives of historically significant persons;

- (3) Are the embodiment of a distinctive characteristic(s) of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Have yielded, or may be likely to yield, information important in prehistory or history.

Building:

Any structure created to shelter any form of human activity, such as a house, church or hotel; may also refer to a related complex such as a courthouse and jail, or a house and barn.

Certified Local Government (CLG):

A federal program, the aim of which is to decentralize the national historic preservation program by assigning decision-making to the states and, ultimately, to local governments. Applications for certification are reviewed by the state historic preservation officer and must document, at a minimum, establishment of an historic preservation commission with specific membership and duties, adoption of an historic preservation ordinance and development of an historic preservation plan.

Commission:

The historic preservation commission of Tempe.

Compatibility:

A pleasing visual relationship between elements of a property, building, or structure, or among properties, buildings and structures, or with their surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

Contributing property:

A classification applied to an individual property within a designated historic district, signifying that the property contributes generally to the distinctive character of the district; or an archeological site.

Demolition:

The act or process that destroys a designated property.

Designated property:

Any property that has been classified as a landmark, historic property or contributing property within an historic district.

Distinctive character:

The distinguishing architectural and aesthetic characteristics of a landmark or historic property, or those generally found throughout an historic district, which fulfill the criteria for designation.

Historic district:

A designation, in the form of overlay zoning, applied to all properties within an area with defined boundaries, as a result of formal adoption by the city council, which express a distinctive character worthy of preservation. An historic district may also include or be composed of one or more archeological sites.

Historic eligible:

A property that appears to meet the criteria for designation.

Historic preservation officer (HPO):

A city staff member appointed by the community development manager to serve as secretary to the historic preservation commission, maintain the Tempe historic property register and otherwise perform such tasks and duties as assigned by this chapter.

Historic preservation plan:

A document, formally adopted by the city council, containing goals and policies regarding historic preservation within the city.

Historic property:

A designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which expresses a distinctive character worthy of preservation, or an archaeological site.

Landmark:

A designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which has achieved significance within the past fifty (50) years and which expresses a distinctive character worthy of preservation and which otherwise fulfills or exceeds the criteria for designation as an historic property.

National register of historic places:

The national register of historic places as established by the Historic Sites Act of 1935 (16 U.S.C. § 461 et seq.) and expanded by the National Historic Preservation Act of 1966, (16 U.S.C. § 470 et seq.) as amended. It is the nation's official listing of prehistoric and historic properties worthy of preservation. It affords protection and recognition for districts, sites, buildings and structures significant in American history, architecture, archeology, engineering and culture. This significance can be at the local, state or national level. The national register serves both as a planning tool and as a means of identifying buildings, sites and districts that are of special significance to a community and worthy of preservation. The criteria for evaluation of potential national register properties generally encompass the quality of significance in American history, architecture, archaeology, engineering and culture. Such qualities may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association; and

- (1) That are associated with events that have made a significant contribution to the broad patterns of our history;
- (2) That are associated with the lives of persons significant in our past;
- (3) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) That have yielded, or may be likely to yield, information important in prehistory or history.

Noncontributing property:

A classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Such properties are subject only to the provisions of this chapter regarding new construction, including general landscape character, and only when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property at the time of its identification as noncontributing.

Ordinary maintenance and repair:

Regular or usual care, upkeep or replacement of any part, or putting back together that which is deteriorated or broken, of an existing property, building or structure to effect the maintenance of a safe, sanitary and stable condition.

Owner:

The legal ownership entity of an individual parcel or property, as recorded with Maricopa County. For purposes of this chapter, each such parcel or property shall be considered to have one owner.

Parcel:

Land identified as a separate lot for purposes of the subdivision and zoning regulations of the city and so recorded with Maricopa County.

Preservation covenant:

A deed restriction, filed with Maricopa County, which limits the owner's use of a designated property in order to effect the preservation of the distinctive character of the property.

Preservation easement:

The non-possessory interest of a holder in real property, said property being a designated property, imposing limitations or obligations to preserve the distinctive character of that property, or a specified portion thereof.

Property:

Building(s), structures(s) or other improvements, or an archeological site, associated with a particular parcel or location.

Secretary of the interior's standards for the treatment of historic properties:

Standards developed and adopted, as amended, by the secretary of the interior of the United States to guide work funded by, or otherwise conducted under the auspices of, the federal government on historic properties and archeological sites. Guidelines are given for preservation, rehabilitation, restoration and reconstruction.

Significant:

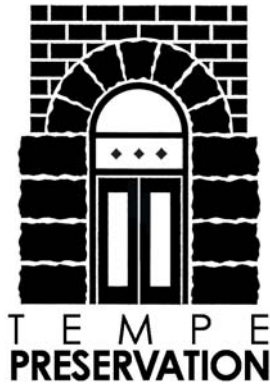
Having aesthetic, architectural or historical qualities of critical importance to the consideration of a property, building or structure for classification as a designated property.

Structure:

Anything built, constructed or erected, or any piece of work artificially built-up or composed of parts joined together in some definite manner, the existence of which requires a permanent or semi-permanent location on or in the ground, including, but not limited to: bridges, dams, walls, fences, gazebos, garages, advertising signs, communications towers, sculpture, monuments, recreational facilities and water distribution systems.

Tempe historic property register:

A document listing all designated properties and districts in the city.



**TEMPE HISTORIC
PRESERVATION
COMMISSION**

Ira Bennett, Vice-Chair
Anne Bilsbarrow
Brad Graham
Andrea Gregory, Chair
Charlie Lee
Brenda Shears
Scott Solliday
Korri Turner
Vacant, Alternate

**TEMPE HISTORIC
PRESERVATION
OFFICE**

Amy Douglass
Alyssa Gerszewski
Nathan Hallam
Wm. "Billy" Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior / National Park Service

Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280

480.350.8028
8579 FAX; 8913TDD
tempe.gov/historicpres



Tempe Historic Preservation Commission **RETREAT AGENDA**

Date: THURSDAY, July 14, 2012

Location: TLC classroom (lower level Tempe Public Library) 3500 S. Rural Road

8:00 AM Call to Order, sign in, introductions, (please mute cell phones)

1. Commission member "sponsorship" of projects or activities on the agenda
Project management activities at the commission level
2. Council member shadows
Creating and maintaining commission member/council member relationships
3. Ordinance review
Understanding the breadth and limitations of commission responsibilities
4. General presentations at meetings about architectural types/styles and context overviews
Education and outreach begins at home
5. Maps and/or database (HPIFs) of historic properties on local register
Cultural Resource Areas and historic eligible properties
6. East Valley Coalition
Organizing for efficient and effective collaboration
7. Commission Wish List
How can the volunteer experience be enhanced? How can the preservation mission be improved?
8. Review of the Tempe Historic Preservation Plan
Incorporation into General Plan 2040 will raise public awareness – are we ready?

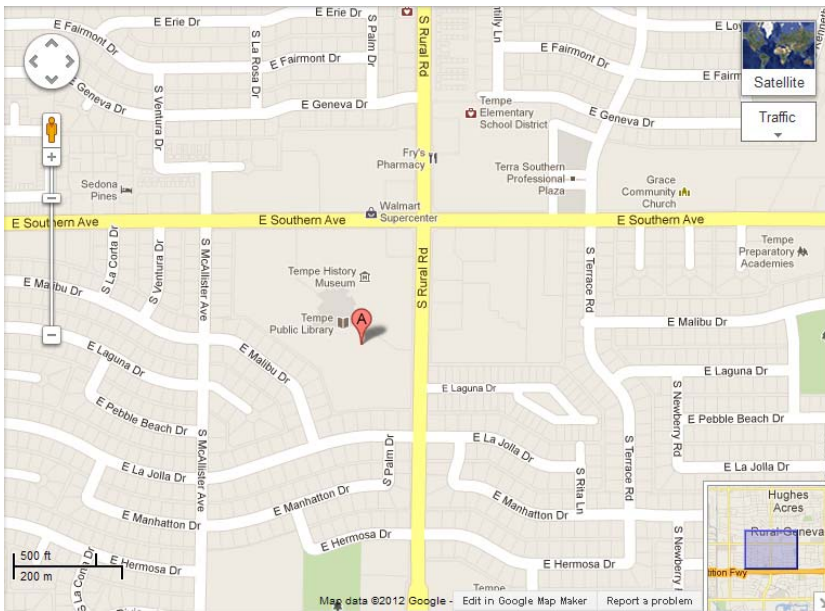
Adjourn 12:00 pm

To date in 2012 commission members report donating **343** volunteer hours to the City of Tempe



The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. Within 48 hours notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 350-8007 (voice) or 350-8400 (TDD) to request accommodation.

The TLC classroom is located in the lower level of the Tempe Public Library on the SW corner of Southern and Rural Roads (3500 S. Rural Road).



We will be accessing the classroom before the Library's Public hours and must therefore use the amphitheater entrance.

The amphitheater entrance to the lower level is to the left (west) of the main Library entrance. The stairs lead down into a grass lawn courtyard just outside the Tempe Learning Center classroom.

Call Joe Nucci on his cell phone at 480-612-7679 if you need assistance.

Chapter 14A

HISTORIC PRESERVATION¹

Sec. 14A-1. Purpose and intent.

The intent of this chapter is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties. Reasonable and fair regulations are included in this chapter as a means of balancing the rights of property owners and the value to the community of these significant properties and sites. The designation of any property or district shall not inhibit uses as permitted by the Zoning and Development Code, as adopted and amended by the city council.

(Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05)

Sec. 14A-2. Definitions.

The language of the definitions in this chapter shall be interpreted so as to convey the same meaning as in common usage, thereby giving this chapter its most reasonable application.

Alteration means any aesthetic, architectural, mechanical or structural change to the exterior surface of any significant part of a designated property.

Archeologically sensitive means a property which includes known or suspected archeological sites.

Archeological site means a site that has yielded, or exhibits the promise of yielding, information important in the understanding of human prehistory or history. Such information may consist of evidence of past human life, habitation or activity, as well as material remains.

*Arizona register of historic places*² means the list of Arizona's historic properties worthy of preservation which serves as an official record of Arizona's historic districts, archeological sites, buildings, structures and objects significant in this state's history, architecture, archeology, engineering and culture. Pursuant to A.R.S. § 41-511.04(9), the Arizona state parks board, state historic preservation office is authorized to keep and administer an Arizona register of historic places composed of properties which meet the criteria established by the board, see below, or which are listed on the national register of historic places. Entry on the register requires nomination by the state historic preservation officer (SHPO) and owner notification in accordance with rules which the board adopts. The criteria for evaluation of potential Arizona register properties generally encompass the quality of significance in Arizona history, architecture, archeology, engineering and culture. Such qualities may be present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association; and also:

¹**Cross references**—Buildings and building regulations, Ch. 8; Planning and development, Ch. 25.

State law reference—A.R.S. § 9-462.01

²*Arizona register of historic places* definition and criteria as published by Arizona state parks, state historic preservation office.

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- (1) Are associated with events that have made a significant contribution to the broad patterns of history;
- (2) Are associated with the lives of historically significant persons;
- (3) Are the embodiment of a distinctive characteristic(s) of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Have yielded, or may be likely to yield, information important in prehistory or history.

Building means any structure created to shelter any form of human activity, such as a house, church or hotel; may also refer to a related complex such as a courthouse and jail, or a house and barn.

Certified Local Government (CLG) means a federal program, the aim of which is to decentralize the national historic preservation program by assigning decision-making to the states and, ultimately, to local governments. Applications for certification are reviewed by the state historic preservation officer and must document, at a minimum, establishment of an historic preservation commission with specific membership and duties, adoption of an historic preservation ordinance and development of an historic preservation plan.

Commission means the historic preservation commission of Tempe.

Compatibility means a pleasing visual relationship between elements of a property, building, or structure, or among properties, buildings and structures, or with their surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

Contributing property means a classification applied to an individual property within a designated historic district, signifying that the property contributes generally to the distinctive character of the district; or an archeological site.

Demolition means the act or process that destroys a designated property.

Designated property means any property which has been classified as a landmark, historic property or contributing property within an historic district.

Distinctive character means the distinguishing architectural and aesthetic characteristics of a landmark or historic property, or those generally found throughout an historic district, which fulfill the criteria for designation.

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Historic district means a designation, in the form of overlay zoning, applied to all properties within an area with defined boundaries, as a result of formal adoption by the city council, which express a distinctive character worthy of preservation. An historic district may also include or be composed of one or more archeological sites.

Historic eligible means a property which appears to meet the criteria for designation.

Historic preservation officer (HPO) means a city staff member appointed by the community development director to serve as secretary to the historic preservation commission, maintain the Tempe historic property register and otherwise perform such tasks and duties as assigned by this chapter.

Historic preservation plan means a document, formally adopted by the city council, containing goals and policies regarding historic preservation within the city.

Historic property means a designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which expresses a distinctive character worthy of preservation, or an archaeological site.

Landmark means a designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which has achieved significance within the past fifty (50) years and which expresses a distinctive character worthy of preservation and which otherwise fulfills or exceeds the criteria for designation as an historic property.

*National register of historic places*³ means the national register of historic places as established by the Historic Sites Act of 1935 (16 U.S.C. § 461 et seq.) and expanded by the National Historic Preservation Act of 1966, (16 U.S.C. § 470 et seq.) as amended. It is the nation's official listing of prehistoric and historic properties worthy of preservation. It affords protection and recognition for districts, sites, buildings and structures significant in American history, architecture, archeology, engineering and culture. This significance can be at the local, state or national level. The national register serves both as a planning tool and as a means of identifying buildings, sites and districts that are of special significance to a community and worthy of preservation. The criteria for evaluation of potential national register properties generally encompass the quality of significance in American history, architecture, archaeology, engineering and culture. Such qualities may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association; and

³*National register of historic places* definition and criteria as published by Arizona state parks, state historic preservation office, and as found in the Code of Federal Regulations, Title 36, Part 60.

- (1) That are associated with events that have made a significant contribution to the broad patterns of our history;
- (2) That are associated with the lives of persons significant in our past;

- (3) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) That have yielded, or may be likely to yield, information important in prehistory or history.

Noncontributing property means a classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Such properties are subject only to the provisions of this chapter regarding new construction, including general landscape character, and only when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property at the time of its identification as noncontributing.

Ordinary maintenance and repair means regular or usual care, upkeep or replacement of any part, or putting back together that which is deteriorated or broken, of an existing property, building or structure to effect the maintenance of a safe, sanitary and stable condition.

Owner means the legal ownership entity of an individual parcel or property, as recorded with Maricopa County. For purposes of this chapter, each such parcel or property shall be considered to have one owner.

Parcel means land identified as a separate lot for purposes of the subdivision and zoning regulations of the city and so recorded with Maricopa County.

Preservation covenant means a deed restriction, filed with Maricopa County, which limits the owner's use of a designated property in order to effect the preservation of the distinctive character of the property.

Preservation easement means the nonpossessory interest of a holder in real property, said property being a designated property, imposing limitations or obligations to preserve the distinctive character of that property, or a specified portion thereof.

Property means building(s), structures(s) or other improvements, or an archeological site, associated with a particular parcel or location.

Secretary of the interior's standards for the treatment of historic properties means standards developed and adopted, as amended, by the secretary of the interior of the United States to guide work funded by, or otherwise conducted under the auspices of, the federal government on historic properties and archeological sites. Guidelines are given for preservation, rehabilitation, restoration and reconstruction.

Significant means having aesthetic, architectural or historical qualities of critical importance to the consideration of a property, building or structure for classification as a designated property.

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Structure means anything built, constructed or erected, or any piece of work artificially built-up or composed of parts joined together in some definite manner, the existence of which requires a permanent or semi-permanent location on or in the ground, including, but not limited to: bridges, dams, walls, fences, gazebos, garages, advertising signs, communications towers, sculpture, monuments, recreational facilities and water distribution systems.

Tempe historic property register means a document listing all designated properties and districts in the city. (Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00; Ord. No. 2001.17, 7-26-01; Ord. No. 2005.18, 4-7-05; Ord. No. 2010.02, 2-4-10)

Sec. 14A-3. Historic preservation commission; historic preservation officer.

(a) The Tempe historic preservation commission is hereby established. The commission shall act in an advisory capacity to the city council in all matters concerning historic preservation. The commission shall make recommendations to the development review commission regarding designation of landmarks, historic properties and historic districts. Other actions of the historic preservation commission, as set forth below, shall be subject to appeal to the city council, as described in § 14A-8 of this chapter.

(b) The commission shall consist of seven (7) members and no more than two (2) alternates, meeting certain qualifications as set forth below, appointed by the mayor and approved by the city council.

(1) All members shall be Tempe residents with a demonstrated interest in or knowledge of historic preservation; and

(2) The commission shall be composed of three (3) at-large members and four (4) professionals, drawn from the following disciplines, with no more than two (2) such professionals from the same discipline: architecture, architectural history, archeology, historic preservation law, history, landscape architecture, planning, building construction, or other related field.

(c) Members shall serve a term of three (3) years, except that two (2) of the initial members shall, upon appointment, be designated to serve terms of two (2) years each. In addition, two (2) other initial members shall be designated to serve first terms of one year. Those subsequently appointed shall serve regular terms of three (3) years. Members may be reappointed, but shall serve not more than two (2) complete, consecutive terms. If a commission member accumulates three (3) consecutive unexcused absences, the matter will be referred to the mayor's office for resolution. Members of the commission shall serve voluntarily and without compensation.

(d) The Tempe historical museum administrator, or designee, shall serve ex-officio, with no vote, except as specified.

(e) Whenever a member is unable to attend or must decline participation due to a conflict of interest, that member shall give timely notice to the HPO or chair of the commission. In the event that a sufficient number of members, including alternates, are not available to constitute a quorum, the HPO or the Tempe historical museum administrator or designee is authorized to act as a member on consent agenda items only, and only to the extent that this presence constitutes a quorum.

(f) Four (4) members shall constitute a quorum of the commission; the concurring vote of four (4) members shall be necessary for any action of the commission on any matter.

(g) Conflict of interest of commission members is governed by Arizona Revised Statutes, applicable judicial decisions and opinions of the city attorney.

(h) The commission shall elect, from within its own membership, a chair and vice-chair.

(i) The commission shall hold a minimum of four (4) public meetings/hearings per year. Special meetings may be called at the discretion of the commission chair or four (4) or more members of the commission. The minutes of its proceedings, indicating the vote of each member and records of its examinations and other official actions shall be kept and filed in the offices of the community development department and the city clerk as part of the public record.

(j) The commission shall adopt rules of procedure consistent with the provisions of this chapter for the performance of its duties.

(k) Commission duties and activities shall include the following:

- (1) Reviewing applications for the designation of landmarks, historic properties and historic districts and making recommendations to the development review commission, such review shall be based on the criteria as specified in § 14A-4 of this chapter;
- (2) Reviewing and making decisions on applications for proposed alterations, new construction, demolition or removal affecting landmarks, historic properties or properties located within an historic district; such review shall be based on the criteria as specified in § 14A-6 of this chapter;
- (3) Making recommendations to the city council concerning the use of federal, state, city or available private funds to promote the preservation of properties and districts within the city, including acquisition, the awarding of such sub-grants as may become available and the requiring of preservation covenants, as well as the acquisition of preservation easements;
- (4) Recommending to the city council and other applicable boards and commissions, changes in the Zoning and Development Code, building code, general plan or other local laws as may enhance the purposes of this chapter;
- (5) Cooperating with representatives designated by the property owners of the district from designated historic districts to formulate design guidelines for alterations and new construction within their districts;

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- (6) Initiating and conducting detailed studies and surveys of properties, structures and areas within the city and assess their potential for designation, and in order to formulate an historic preservation plan for the city; and
- (7) Developing and participating in public information activities in order to increase public awareness of the value of historic preservation, and perform other functions that will encourage or further the interests of historic preservation.

(1) The Tempe historic preservation officer (HPO) is hereby established. The HPO shall be appointed by the director of the community development department, have a demonstrated interest in historic preservation and be a qualified professional in one or more pertinent fields such as archeology, architecture, cultural geography, landscape architecture or planning. The duties of the HPO shall include:

- (1) Serving as secretary to the historic preservation commission, facilitating its efforts and, with other city staff as necessary, providing administrative support;
 - (2) Accepting applications for designations and proposed alterations, new construction, demolition or removal;
 - (3) Acting as intermediary between the commission and other city regulatory functions;
 - (4) Providing technical and background information to the commission and public, as required;
 - (5) Approving proposed alterations, new construction, demolition or removal affecting landmarks, historic properties and properties within historic districts, in the instance of such work being obviously minor in nature and impact, or in cases of imminent public hazard, and reporting such approvals to the commission;
 - (6) Preparing annual written reports of commission activities that are submitted to the state historic preservation officer (SHPO) and made available to the public. The reports shall contain, at a minimum, minutes of meetings, decisions made, special projects and activities, the number and type of cases reviewed, current resumes of commission members and member attendance records; and
 - (7) Maintaining the Tempe historic property register and lists of historic eligible and archeologically sensitive properties.
- (Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00; Ord. No. 2001.17, 7-26-01; Ord. No. 2004.42, 1-20-05; Ord. No. 2005.18, 4-7-05; Ord. No. 2006.01, 1-5-06; Ord. No. 2010.02, 2-4-10)

Sec. 14A-4. Designation of landmarks, historic properties and historic districts.

(a) The following criteria are established for designation of an individual property, building, structure or archeological site:

- (1) It meets the criteria for listing on the Arizona or national register of historic places;
- (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
 - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
- (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

(b) The following criteria are established for designation of an historic district:

- (1) The district consists of an area in which are located a substantial concentration of properties, buildings or structures which individually meet the criteria in subsection (a) of this section above, as well as others which contribute generally to the overall distinctive character of the area, and are united historically or visually by plan or physical development; district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines; other district boundaries coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and other noncontributing properties or vacant parcels are included where necessary to create appropriate boundaries; or
- (2) A district may also include or be composed of one or more archeological sites.

(c) The designation process is as follows:

- (1) Application for the designation of a landmark, historic property or historic district shall be made by the owner of such real property, or of property located within the boundaries of such proposed district, situated in the city, or by any officer, department, board, commission or the city council, with the HPO at the community development department, on such form(s) and accompanied by such fee(s) as may be adopted;

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- (2) Any such application for designation, as described in paragraph (1) of this subsection above, shall also be accompanied by:
- a. A vicinity ownership map showing all parcels in the vicinity adjacent to, including and surrounding the proposed designated property or district, within a radius of three hundred (300) feet from the external boundaries of the property or district; each such parcel shall be designated by a number to correspond with the ownership/tenant list described in subparagraph b. of this paragraph below;
 - b. A typed or legibly printed list containing names and mailing addresses, including zip codes, of owners of parcels as described in subparagraph a. of this paragraph above, and identified by the same number as on the vicinity ownership map, and the names and addresses, including zip codes, of any tenants associated with the described parcels;
 - c. An accurate legal description or parcel number(s) as recorded with Maricopa County, of the proposed designated property or properties within the proposed historic district; and
 - d. A written description of the proposed designated property or historic district, addressing the pertinent criteria, as described in subsections (a) and (b) of this section;
- (3) The HPO shall then place the request on the next available agenda of the commission for a public hearing. Upon request by the applicant, a special meeting may be called at the discretion of the chair of the commission, or by four (4) or more commission members;
- (4) Upon receipt of an application and placement on the next available commission agenda, the HPO shall compile and transmit to the commission a complete report on the subject property or district. This report shall address the location, condition, age, significance and integrity of historic features and identify potential contributing and noncontributing properties and other relevant information, together with a recommendation to grant or deny the application and the reasons for the recommendation;
- (5) At a public hearing, the commission shall review the application based on the applicable criteria in subsections (a) and (b) of this section, together with the HPO report, and make a recommendation to the development review commission. Any recommendation for approval may be subject to such conditions as the historic preservation commission deems applicable in order to fully carry out the provisions and intent of this chapter;
- (6) Once forwarded to the development review commission, a public hearing shall be set and conducted according to the applicable procedures for amendment, as described in Section 6-304 of the Zoning and Development Code;

- (7) After such public hearing, the development review commission shall make a report and recommendation to city council. The city council shall then set a public hearing on the application in accordance with subsection (e) of this section; and
 - (8) The recommendation of approval of any designation by the historic preservation commission shall be void if the designation has not been adopted by the city council within one year of the commission's action.
- (d) Notification of public hearings is established as follows:
- (1) For a designation request, the community development department shall deposit in the U.S. mail, not less than fifteen (15) calendar days prior to the date of each public hearing of the historic preservation commission, a notice of the date, time and place of the hearing, and a summary of the request, to each affected property owner and tenant, per a list provided by the applicant. Final delivery of such notices shall not be the responsibility of the city. Notice shall be given as follows:
 - a. For a landmark or historic property request, "affected property owners and tenants" shall be those within three hundred (300) feet of the subject property; or
 - b. For an historic district request, "affected property owners and tenants" shall be those within the boundaries of the proposed district and within three hundred (300) feet external to those boundaries;
 - (2) The community development department shall erect, not less than fifteen (15) calendar days prior to the date of the public hearing, a notice, visible from a public way and clearly legible, of the date, time and place of the hearing, and a summary of the request. It shall not be the responsibility of the city to maintain the notice after it has been placed. Notice shall be given as follows:
 - a. For a landmark or historic property request, such notice shall, wherever possible, be placed adjacent to the subject property in the right-of-way of a public street or road; or
 - b. For an historic district, such notice shall, wherever possible, be placed at no fewer than four (4) conspicuous locations within the district and at its external boundaries;
 - (3) The community development department shall submit the request for publication in the official newspaper at least once, no fewer than fifteen (15) days prior to the public hearing of the commission; and
 - (4) Notification pertaining to a proposed text amendment to this chapter shall comply with paragraph (3) of this subsection above, only.

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(e) The city council will, upon receipt of an application and accompanying decision and report from the development review commission, hold a public hearing to consider the application. Notification for such hearing shall be as specified in subsection (d) of this section above. At the public hearing, the city council may do one of the following:

- (1) Adopt the request per the recommendation of the development review commission;
- (2) Modify the recommendations and adopt the request as modified;
- (3) Deny the request; or
- (4) Remand the request to the development review commission for further proceedings.

(f) If the owners of twenty percent (20%) or more either of the area of the parcels included in a proposed historic district, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty (150) feet therefrom, or of those directly opposite thereto extending one hundred fifty (150) feet from the street frontage of the opposite parcels, file a protest in writing against a proposed designation, it shall not become effective except by the favorable vote of three-fourths (3/4) of all members of the city council. Such protest shall be filed with the city clerk prior to or at the time of the public hearing of the council. If any members of the city council are unable to vote on such a question because of a conflict of interest, then the required number of favorable votes for passage of the question shall be three-fourths (3/4) of the remaining membership of the council, provided that such required number of votes shall in no event be less than a majority of the full membership of the council.

(g) The effects of designation are as follows:

- (1) If adopted by the city council, a landmark, historic property or historic district shall be designated by the application of the corresponding overlay zoning district and referenced by the "H" symbol on a map of the city, to be issued by the community development department;
- (2) Any uses permitted by the existing, underlying zoning classifications which apply to a landmark, historic property or historic district, shall be permitted. Such designated properties and districts are subject to the provisions of this chapter, as well as to applicable provisions of the Zoning and Development Code and the general plan; and
- (3) Subsequent to designation of an historic district, the historic preservation commission shall, in cooperation with representatives from the district, and in order to preserve and enhance the distinctive character of the district, adopt design guidelines which shall apply only to the exterior features and general character of contributing properties and alterations thereto, as well as any other new construction within the district as follows:

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- a. District design guidelines will address general aspects such as building materials, massing, scale and proportion of openings and other features, orientation and relative position of buildings and landscape character; as well as specific aspects such as roof forms, textures, color theme, character of signage, window and door types, and other details relative to architectural styles evident in the district;
 - b. District design guidelines will not regulate maximum building height, maximum lot coverage, minimum setbacks, required landscaping, required parking, allowable signs or other provisions of the Zoning and Development Code; and
 - c. Following designation of an historic district, and until such time as district-specific design guidelines can be adopted, the commission shall refer to such professional or commonly recognized standards as may be appropriate and available.
- (h) The procedure to remove landmark, historic property or historic district designation and corresponding overlay zoning shall be the same as the procedure to designate, as specified in subsections (c), (d), (e) and (f) of this section.
- (i) No landmark, historic property or historic district, having been nominated for designation, or removal of designation, shall be renominated within one year from the date of previous nomination.
- (j) The procedure and effects of classification of a property as historic eligible shall be as follows:
- (1) The HPO shall prepare a list of proposed properties, with applicable supporting information, for consideration by the commission and schedule a public hearing; notification of such hearing is established as follows:
 - a. The community development department shall deposit in the U.S. mail, not less than fifteen (15) calendar days prior to the date of the public hearing of the commission, a notice of the date, time and place of the hearing, and a summary of the proposed action, to each affected property owner, per currently available ownership information. Final delivery of such notices shall not be the responsibility of the city; and
 - b. The community development department shall submit the notice for publication in the official newspaper at least once, no fewer than fifteen (15) calendar days prior to the public hearing of the commission;
 - (2) At a public hearing, the commission shall review the proposed properties and assess their potential to meet the applicable criteria for designation, as described in subsection (a) of this section; and

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- (3) Upon approval by the commission, any properties classified as historic eligible shall be identified as such in the records of the community development department and subject to the requirements described in § 14A-6(f) and § 14A-7(j) of this chapter.

(k) The procedure and effects of classification of a property as archeologically sensitive shall be as follows:

- (1) The HPO shall prepare a list of proposed properties, with applicable supporting information, for consideration by the commission at a regularly scheduled public meeting; and

- (2) Upon approval by the commission, any properties classified as archeologically sensitive shall be identified as such in the records of the community development department and subject to the requirements described in § 14A-6(g) and § 14A-7(k) of this chapter.

(Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00; Ord. No. 2004.42, 1-20-05; Ord. No. 2005.18, 4-7-05; Ord. No. 2006.01, 1-5-06)

Sec. 14A-5. Historic property register.

(a) The Tempe historic property register is hereby established for the purpose of listing the landmarks, historic properties and historic districts, as designated under the provisions of this chapter. This register, as may be amended from time to time, shall serve as the official record of all such designations and shall be maintained by the HPO and available for public reference at the community development department and the city clerk.

(b) Supplemental to the historic property register shall be the lists of properties classified as historic eligible and archeologically sensitive. These lists, as may be amended from time to time, shall be maintained by the HPO and available for public reference at the community development department and the city clerk.

(Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00; Ord. No. 2005.18, 4-7-05)

Sec. 14A-6. Guidelines, standards and process for review of alteration or new construction.

(a) When a building permit or other permit or approval is sought from the city to alter, remodel, build or otherwise develop or landscape property designated as a landmark, historic property, or that is located within a designated historic district, issuance of the permit or approval shall be deferred until after approval has been obtained from the historic preservation commission, or in the cases of work obviously minor in nature or of no effect to the property or district, the HPO. The issuance of such approval indicates conformance with the provisions and intent of this chapter only and does not imply approval by other city regulatory agencies.

(b) Review by the commission of a request for approval of proposed alteration or new construction shall require submittal to the HPO of:

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- (1) An application, on such form(s) and accompanied by such fee(s) as may be adopted;
 - (2) Photographs of the existing property;
 - (3) Drawings, to approximate scale, of the site plan, floor plan(s) and elevations of the proposed work, indicating materials and color scheme;
 - (4) If signage is part of the proposed work, drawings, to approximate scale, showing the size and location of proposed signage, type of lettering to be used and indication of color and type of illumination, if any; and
 - (5) Any other information which the applicant or the commission may reasonably deem necessary to review the proposed work.
- (c) The commission shall consider the request at its next available regularly scheduled or special public meeting. Approval or denial shall be based on the following criteria:
- (1) Proposed work on any portion of a landmark or historic property shall be compatible with the recognized distinctive character of the overall property;
 - (2) Proposed work on any portion of a contributing property within an historic district shall be compatible with the recognized distinctive character of the property itself, as well as with that of the overall district, as determined by conformance with adopted design guidelines of the district;
 - (3) Proposed new work within an historic district shall be compatible with the recognized distinctive character of the district, as determined by conformance with adopted design guidelines of the district; and
 - (4) If federal funds, in the form of grants, tax incentives or other programs, are employed, directly or indirectly, in financing proposed work, the secretary of the interior's standards for the treatment of historic properties shall be applicable, in addition to the criteria specified in paragraphs (1) through (3) of this subsection above.
- (d) The commission shall act to approve, deny, conditionally approve or continue an application at the public meeting at which it is initially reviewed. The HPO shall issue and record a notice of approval or denial and specify the reasons for, and any conditions of, the commission's action.
- (e) Approval of an application by the commission or HPO shall be valid for a period of one year from the date of approval.
- (f) When a permit or other approval is sought from the city to alter, remodel, build or otherwise develop or landscape property classified as historic eligible, issuance of the permit or approval shall be subject to clearance by the HPO. Such clearance shall be issued within thirty (30) calendar days from the date of application, during which time the HPO will assess potential adverse impact, suggest alternatives, and may consult with the commission and city council. If, by the end of the thirty (30) day period, no clearance has been issued or no alternative, agreeable to the applicant, has been suggested, the original request shall be granted, provided all other applicable requirements have been met.

(g) When a permit or other approval is sought from the city to alter, remodel, build or otherwise develop or landscape property classified as archeologically sensitive, the applicant shall be advised as to the status of the property, potentially applicable state and federal requirements, and suggested course(s) of action. In the case of city-owned property or right-of-way, applicable state and federal requirements shall determine the appropriate course of action.

(Ord. No. 95.35, 11-9-95; Ord. No. 2000.25, 6-15-00)

Sec. 14A-7. Demolition and removal.

(a) When a permit or other approval is sought from the city to demolish or remove a designated property, issuance of the permit or approval shall be deferred until after approval has been obtained from the historic preservation commission, or in the cases of work obviously minor in nature or involving an imminent hazard to public safety, the HPO. The issuance of such approval indicates conformance with the provisions and intent of this chapter only and does not imply approval by other city regulatory agencies.

(b) Review by the commission of a request for approval of proposed demolition or removal shall require submittal to the HPO of:

- (1) An application, on such form(s) and accompanied by such fee(s) as may be adopted;
- (2) Photographs of the existing property;
- (3) A preliminary plan of redevelopment for the parcel indicating an intended use that is in compliance with the general plan and existing or proposed zoning and other applicable regulations, as well as with §14A-6 of this chapter;
- (4) If economic relief is requested, supporting documentation necessary to demonstrate applicability of the standards as described in subsection (d) of this section; and
- (5) Any other information which the applicant or the commission may reasonably deem necessary to review the request.

(c) The commission shall consider the request at its next regularly scheduled or special public meeting. Approval or denial shall be based on the following criteria:

- (1) The property which is proposed for demolition or removal is of no historic or architectural value or significance and does not contribute to the distinctive character of the property;

(2) Loss of the property would not adversely affect the integrity, nor diminish the distinctive character of an historic district; and

(3) If economic relief is requested, applicability of the standards as described in subsection (d) of this section below.

(d) An application for demolition may be accompanied by a request for economic hardship relief. Separate standards for granting economic hardship relief to allow demolition or removal of a designated property are hereby established for investment or income producing properties, and for non-income producing properties. Non-income producing properties shall consist of owner-occupied single-family dwellings and non-income producing institutional properties. Economic hardship relief shall be granted as follows:

(1) In regard to an income producing property, when the applicant demonstrates that a reasonable rate of return cannot be obtained from a property which retains features which contribute to its distinctive character in its present condition or if rehabilitated, either by the current owner or a potential buyer; or

(2) In regard to a non-income producing property, when the applicant demonstrates that the property has no reasonable use as a single-family dwelling or for an institutional use in its present condition, or if rehabilitated, either by the current owner or a potential buyer.

(e) Economic hardship relief shall not be granted due to any of the following circumstances:

(1) Willfully destructive acts by the owner;

(2) Purchase of the property for substantially more than the market value;

(3) Failure to perform ordinary maintenance and repair; or

(4) Failure to diligently solicit and retain tenants or provide normal tenant improvements.

(f) The commission shall act to approve, deny, conditionally approve or continue an application at the public meeting at which it is initially reviewed. The HPO shall issue and record a notice of decision and specify the reasons for, and any conditions of, the commission's action.

(g) Approval of an application by the commission or HPO shall be valid for a period of one year from the date of approval.

(h) If a request for a proposed demolition or removal is denied by the commission, no demolition or removal will be permitted for a period of no more than one hundred eighty (180) days from the date on which the request was denied. During the period of restraint of demolition or removal, the commission and HPO will attempt to secure whatever assistance as may be feasible to effect the preservation of the property, such as economic assistance, acquisition, purchase of a preservation easement, or location of a buyer who, upon purchase at terms agreeable to the owner, will enter into a preservation covenant with the city for period of at least five (5) years. If the commission or HPO is unable to secure such assistance within the period of restraint, the proposed demolition or removal will be allowed, subject to the issuance of the appropriate permit by the building official of Tempe.

HISTORIC PRESERVATION

(i) If the building official finds that a designated property is an imminent hazard to public safety and, together with the HPO, determines that repairs or relocation would not be appropriate or feasible, the HPO shall approve the necessary demolition or removal, subject to issuance of the appropriate permit by the building official.

(j) When a permit or other approval is sought from the city to demolish or remove a property classified as historic eligible, issuance of the permit or approval shall be subject to clearance by the HPO. Such clearance shall be issued within thirty (30) calendar days from the date of application, during which time the HPO will assess adverse impact, suggest alternatives, and may consult with the commission and city council. If, by the end of the thirty (30) day period, no clearance has been issued or no alternative, agreeable to the applicant, has been suggested, the original request shall be granted, provided all other applicable requirements have been met.

(k) When a permit or other approval is sought from the city to demolish or remove a property classified as archeologically sensitive, the applicant shall be advised as to the status of the property, potentially applicable state and federal requirements, and suggested course(s) of action. In the case of city-owned property or right-of-way, applicable state and federal requirements shall determine the appropriate course of action. (Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00)

Sec. 14A-8. Appeal.

(a) The applicant for approval of proposed alteration, new construction, demolition or removal, or designation, or classification as historic eligible, or the owner of any such property, or the community development director, or any member of the city council, may appeal any decision of the historic preservation commission to the city council by filing written notice of appeal and any applicable fee, as may be adopted, with the city clerk within ten (10) working days of the date of the commission's action, in accordance with Rule 6 of Arizona Rules of Civil Procedure of the State of Arizona.

(b) Notice of an appeal and the date set for its review by the city council shall be published at least once, not less than seven (7) days prior to the council meeting at which such appeal is to be heard.

(c) The city clerk shall set the date for a public hearing of the appeal by the council within thirty (30) days of the filing of the appeal.

(Ord. No. 95.35, 11-9-95; Ord. No. 97.20, 4-10-97; Ord. No. 2000.25, 6-15-00; Ord. No. 2001.17, 7-26-01; Ord. No. 2005.18, 4-7-05; Ord. No. 2010.02, 2-4-10)

Sec. 14A-9. Maintenance and repair.

(a) Ordinary maintenance and repair of a designated property shall be performed by the owner and shall not require specific approval from the HPO or commission, provided that such maintenance or repair does not significantly alter the features which contribute to the distinctive character of such a designated property.

(b) The owner of a designated property shall not permit the property to fall into a state of disrepair so as to result in the deterioration of any significant exterior feature which would have a detrimental effect on the distinctive character of the property itself or, that of the overall district, if located within an historic district.

(c) The condition of the property at the time of its designation shall be the standard of reference for the evaluation of future deterioration.

(d) Examples of deterioration which shall be prevented by the owner of the designated property by means of ordinary maintenance and repair shall include, but not be limited to the following:

- (1) Excessive erosion, reverse drainage and other preventable site conditions which may adversely affect significant buildings and structures;
- (2) Loss of structural integrity due to deterioration of footings, load-bearing walls or columns, beams, trusses or other support members;
- (3) Weathering or damage to exterior elements such as wall and roof surfaces, chimneys, balustrades, doors, windows and other architectural features;
- (4) Loss of weather-tightness or security due to any of the above; or
- (5) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary as a matter of public safety.

(e) In order to prevent demolition by neglect, resulting from deterioration as described in subsection (d) of this section above, the city may effect repairs to a landmark, historic property or contributing property within an historic district and treat the cost of such repairs as a lien against the property.

(f) Enforcement of this section shall be the responsibility of the city manager or designee.
(Ord. No. 95.35, 11-9-95)

Sec. 14A-10. Incentives.

It is the intent of the city to make ownership of a landmark, historic property or property within an historic district as beneficial as possible. In addition to the intangible benefits of owning a property recognized as an important community resource, the HPO or commission may, when applicable and possible, provide such owners with the following:

- (1) Assistance in locating potential sources of financial assistance and tax credits;
- (2) Assistance in preparing grant applications and potential third party sponsorship;
- (3) Technical information and referrals;

HISTORIC PRESERVATION

- (4) Assistance in locating buyers or sellers;
 - (5) Assistance, through the neighborhood programs office, in the formulation and operation of a neighborhood association; and
 - (6) Assistance in obtaining other benefits as may become available through the city or other sources.
- (Ord. No. 95.35, 11-9-95)

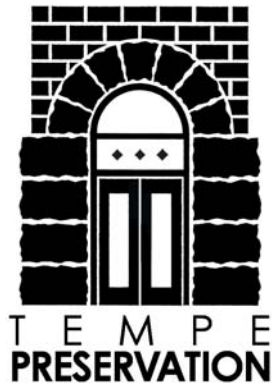
Sec. 14A-11. Violations.

(a) Any person who constructs, alters, neglects, demolishes or removes a property or portion thereof in violation of the provisions of this chapter may be required to restore the property to its appearance prior to the violation.

(b) Enforcement of this section shall be the responsibility of the city manager or designee. Any resulting action regarding a violation of any provision of this chapter shall be brought by the city attorney. The civil remedy shall be in addition to, and not in lieu of, any criminal prosecution and penalty.

(c) Any person found to be in violation of any provision of this chapter shall be guilty of a misdemeanor, punishable in accordance with § 1-7 of this code.

(Ord. No. 95.35, 11-9-95)



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Charlie Lee
Brenda Shears
Scott Solliday
Korri Turner
Alternate (vacant)

**HISTORIC
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OFFICE**

Alyssa Gerszewski
Nathan Hallam
Billy Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

The City of Tempe is a
Certified Local
Government,
in association with the
United States Department
of the Interior / National
Park Service

Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280
480.350.8028
8579 FAX; 8913 TDD



Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

July 5, 2012

Gila River Indian Community
Office of Special Funding
Post Office Box 2172
Sacaton, AZ 85147
Attn: Cheryl Pablo, Program Administrator

This transmits our 2011 State Shared Revenue Grant Report Number 1 for the Tempe Preservation Graduate Student Internship Program. Tempe Historic Preservation Office is reporting results and outcomes of the Gila River Indian Community grant in accordance with requirements stated in our award letter dated July 19, 2011.

Tempe Preservation thanks the Community for the grant of State Shared Revenue and hopes the conspicuous value the program affords the City and the Community can be demonstrated by this report. The Community's generous grant enables Tempe Preservation to offer an excellent internship experience for graduate students at Arizona State University while simultaneously realizing valuable capacity to advance the preservation mission. Currently, a total of four positions are funded; three in the Public History Program, and one in the Architecture Program.

The Community's generous grant also enables Tempe Preservation to leverage matching Federal Historic Preservation pass-through funds, which might otherwise never come to Arizona. We are very grateful for the Community's support and do our best to ensure that these funds are expended to bring the greatest possible value for historic preservation.

The enclosed report includes a narrative in the format prescribed in the award letter, detailed expenditure records prepared to account for matching Federal Funds from the Arizona State Historic Preservation Office, and personal letters of thanks from each of the graduate students currently enrolled in the program. We hope this will not seem inappropriate. Our intention is convey in their own words the quality that the internship experience adds to the education and careers of each of these most outstanding students. Thank you for your generous support of the Tempe Preservation Graduate Student Internship Program.

Yours very truly,

//

Joseph G. Nucci,
Tempe Historic Preservation Officer

Gila River Indian Community

2011 State Shared Revenue Grant Report 1



TEMPE PRESERVATION GRADUATE STUDENT INTERNSHIP PROGRAM

Tempe Historic Preservation Office is reporting results and outcomes of the Gila River Indian Community grant of State Shared Revenue for the Tempe Preservation Graduate Student Intern Program in accordance with requirements stated in our award letter dated July 19, 2011. The Tempe Preservation Graduate Student Internship Program provides work-study educational experience for Arizona State University graduate students in the Tempe Historic Preservation Office. Students undertake short-term research and administrative projects in the Tempe Historic Preservation Office during the summer or throughout the school year. Preservation Interns participate in all aspects of Certified Local Government historic preservation operations. Preservation Interns assist in the day to day activities of ordinance enforcement and compliance, provide support for volunteer commission members and professional staff, and participate directly in the designation and listing of community cultural resources at the national, state, and local levels. Working in a professional setting, students learn about and contribute to the Certified Local Government historic preservation program operated by the City of Tempe in partnership with the Arizona State Historic Preservation Office and the United States National Park Service. Preservation Interns are assigned individual projects which are carried out in consultation with peer professionals and under the supervision of preservation professionals.

A. NARRATIVE

1. Results/Outcomes

- a. With funding made available through the Gila River Indian Community grant of State Shared Revenue the City of Tempe Historic Preservation Office was able to make internships available to graduate students in historic preservation programs and related disciplines at Arizona State University for the academic year 2011/2012.

Tempe Preservation used the Gila River Indian Community grant of State Shared Revenue as matching funds to leverage a Federal Historic Preservation Pass-Through grant administered by the Arizona State Historic Preservation Office. These funds are offered to Certified Local Governments on a revolving priority basis and might not have otherwise been made available for use within the State of Arizona without the critical matching funds provided by the Gila River Indian Community.

Based on the conspicuous value of the Community supported Tempe Preservation Graduate Student Intern Program as recognized by the State Historic Preservation Office we were awarded additional Federal Historic Preservation Pass-Through funding on a no-match basis through the SHPO which had the unanticipated positive effect of stabilizing program funding through the 2012 summer academic session.

- b. The Preservation Intern Program serves the Valley Metro Area preservation community and the City of Tempe at large. City of Tempe cultural resources management activities benefit many groups including Tempe Citizens, the Arizona State University Community, the Gila River Indian Community, the Pascua Yaqui Tribe, and the Salt River Pima-Maricopa Indian Community. Tempe Preservation provides protection for significant properties and archeological sites which represent important aspects of our community heritage and enhances the character of the community by taking such properties and sites into account during development. Tempe Preservation provides heritage protection through conservation and enhancement of our unique community identity. Students assist staff and commission volunteers with all aspects of program operations. The Community benefits from the value added to the program by students who bring state of the art knowledge and vital collaboration to the setting of a working Certified Local Government historic preservation program. The students benefit from the hands-on opportunity to preserve and manage community cultural resources.

The Preservation Intern Program satisfies the Indian gaming priority area focused on education. Operated in partnership with the Arizona State University School of History, Philosophy and Religious Studies, the program provides historic resources management and preservation training at the graduate student level. The program trains future historians, archeologists, architects, curators, planners, and archivists by providing the opportunity to work under the direction of experienced professionals in the field of historic preservation. The program is highly successful and currently employs Preservation Interns who are continuously engaged in a wide range of preservation activities including cultural resources management, survey and inventory fieldwork, preparing National Register of Historic Places and Tempe Historic Property Register nominations, facilitating Historic Preservation Commission meetings and Neighborhood Association meetings, and generally participating in the range of preservation activities typically encountered in a Certified Local Government program.

With funding made available through the Gila River Indian Community grant of State Shared Revenue the City of Tempe Historic Preservation Office was able to increase the number of Graduate Student Interns from two to four. They are; Alyssa Gerszewski, Nathan Hallam, Billy Kiser, and Alyssa Matter. The following summary statements highlight the broad range of activities the Tempe Preservation Graduate Student Interns are actively involved in.

July 6, 2011 – Gila River Indian Community Council meets and approves funding the Tempe Historic Preservation Graduate Student Intern Program at \$19,120 per year for two years.

July 7, 2011 – HPO consults with SHPO regarding restructuring Participant Agreement Number 441119, the Tempe Preservation Graduate Student Internship Program, to reflect availability of matching funding from the Gila River Indian Community.

July 19, 2011 – Gila River Indian Community Council notifies HPO of award of funding for the Tempe Historic Preservation Graduate Student Intern Program for two years.

July 21-22, 2011 – Hallam transfers Maple-Ash survey text from Word format to Access Database; prepares final Historic Property Inventory Forms.

July 29 – Aug 1, 2012 – Hallam edits Barnes (Conway) House Preliminary Determination of Eligibility report, adds Barnes biographical information and Park Tract context statement to the document.

Sept. 20, 2011 – ASU Graduate Student Alyssa Matter reports to Tempe HPO to begin work as a Historic Preservation Intern; Kiser and Matter conduct research for Moeur House

Sept. 26, 2011 – Kiser completes draft of Governor Moeur House National Register Nomination for inclusion in October HPC meeting packet. Final draft will be completed after receiving comments and suggested alterations from the Historic Preservation Commission.

October 14, 2011 – Kiser begins work on determination of eligibility for Tempe Double Butte Cemetery, to be listed in Tempe Historic Property Register.

October 25, 2011 – Matter begins work on determination of eligibility for Tempe Municipal Building, to be listed on the Tempe Historical Property Register; Kiser completes Tempe Double Butte cemetery determination of eligibility.

November 3, 2011 - Matter completes Tempe Municipal Building determination of eligibility. Hands off to Joe Nucci for proofing and waits to make necessary changes.

November 2011 – Hallam completes executive summary of Maple-Ash pre-1941 survey and inventory, finishes project.

December 2011 – Hallam works on Kirkland-McKinney Ditch National Register nomination.

December 2011 – Matter works on designing walking tour maps for the Historic Walking Tour Event in February.

December 2011 – Kiser submits B. B. Moeur House National Register Nomination to SHPO for scheduling on the Spring 2012 Historic Sites Review Committee agenda.

December 10, 2011 – Kiser completes Staff Summary Report for Tempe Double Butte Cemetery.

Dec 12-15, 2011 – Matter continues to work on Tempe Walking Tour maps. Matter writes Staff summary report for Tempe Municipal Building nomination, and makes changes to initial research document per request of the Historic Preservation Commission.

January, 2012 – Hallam prepares Kirkland-McKinney Ditch National Register Nomination form.

January 11, 2012 – Matter, Kiser attend Borden Homes neighborhood meeting to develop design guidelines for historic district. Matter takes notes and writes meeting minutes.

January 12, 2012 – Monthly HPC meeting, attended by Hallam, Matter, and Kiser. Matter takes notes and writes meeting minutes.

January 13, 2012 – Kiser writes letter to property owner regarding the listing of the Howard J. Pyle House on the National Register of Historic Places, requesting authorization for HPO to move forward with that designation.

January 27, 2012 – Matter completes Walking Tour Maps, hands off to Kris Baxter for printing. Begins work on recreation of Borden homes design characteristics of the early/transitional ranch house diagram for the working design guidelines document.

January 30, 2012 – Hallam interviews independent scholar Fred Anderson to discuss the history of Kirkland-McKinney Ditch.

February 3, 2012 – Matter Begins work on National Register Nomination for Tempe Municipal Building.

February 4, 2012 – Hallam participates in Downtown Tempe Walk Through History, leading a group of twelve through a tour of downtown Tempe and historic ASU.

February 17, 2012 – Hallam researches Kirkland-McKinney Ditch at Tempe Historical Museum and Salt River Project headquarters.

February 27, 2012 – Hallam speaks in favor of historic preservation at Golden Keys townhouses in Scottsdale, a potential historic district; Eric Vondy of SHPO also attends.

February 28, 2012 – Matter works designs Borden Homes Property Maps

March 5, 2012 – Borden Homes mapping assignment completed. Matter Begins work with the city architect to develop a home improvement plan.

March 16, 2012 – Kiser compiles Staff Summary Report for the Charles Wexler House local register nomination.

March 20, 2012 – Kiser begins working on Tempe HPO website transfer to conform to new City of Tempe website software. All preservation folders and files being transferred to the new site and new web pages being designed.

March 23, 2012 – Hallam, Kiser and Nucci attend Arizona Historic Sites Review Committee meeting in Phoenix. Governor B. B. Moeur House NRN is heard and approved.

March 24-25, 2012 – Hallam attends Hayden Flour Mill landscaping open house and personally inspects the flour mill and silos with Tempe Mayor Hugh Hallman.

March 26, 2012 – Kiser begins finalizing Governor B. B. Moeur House NRN for submission to the Keeper.

March 28, 2012 – Hallam adds updated “history and facts” timeline to pre-1941 Maple-Ash survey and inventory context.

April 4, 2012 – Hallam attends open house of newly-restored Tempe Historic Property Register property, the Laird-Simpson House.

April 5, 2012 – Kiser submits final National Register Nomination for the Governor B. B. Moeur House to Vivian Strang at SHPO.

April 11, 2012 – Hallam downloaded Tempe-area 1940 census rolls for pre-1941 survey and inventory; Hallam identified 143 Tempe pre-1975 multifamily properties and mapped them into Google maps for survey and inventory.

April 10, 2012 – Kiser continues work on new Tempe Historic Preservation Office website design. All photos, documents, and information on the previous website is being transferred to the city's new software and server.

April 19, 2012 – HPO signs ASU Student Placement Agreement at request of Nancy L. Dallett Arizona State University School of Historical, Philosophical and Religious Studies

Public History Program to extend facility certification for an additional 5 years.

April 26, 2012 – Matter continues to do work for the Borden Homes Historic District Design Guidelines. Has completed numerous diagrams for the document and is to begin work on putting together final draft for the HPC and Borden Homes Neighborhood community review.

April 27, 2012 – Kiser compiles Spreadsheet documenting contributing/non-contributing status of all properties in the Borden Homes Historic District based on three previous surveys (2005, 2011, 2012).

May 3, 2012 – Hallam completes draft of Kirkland-McKinney Ditch National Register Nomination; submits draft to Tempe Historic Preservation Commission for review and comment.

May 7, 2012 – Alyssa Gerszewski begins work in the Tempe Historic Preservation Office as a Graduate Student Intern.

May 9, 2012 – Kiser, Hallam, and Gerszewski meet to discuss strategic plan for General Plan 2040 update, including updates on historic subdivisions and multi-family housing as cultural resource areas.

May 18, 2012 – Gerszewski begins locating sources and researching Works Progress Administration Structures at Moeur Park for National Register Nomination.

May 18, 2012 – Kiser and Hallam conduct windshield survey of multifamily properties; Hallam thoroughly surveys Section 16 and identifies potentially historic eligible properties.

May 23, 2012 – Hallam strategizes online survey and inventory of 1960-1978 Tempe subdivisions; surveys Section 16; communicates strategy to colleagues.

May 23, 2012 – Kiser begins work on national register nomination for Tempe Double Butte Cemetery

May 25, 2012 – Kiser does preliminary field survey at Double Butte Cemetery to determine which portions will be nominated and which will be omitted.

May 28, 2012 – Kiser begins work on plat maps for 1960-1978 Tempe subdivisions in collaboration with other interns.

June 8, 2012 – Matter completes first draft of Design Guidelines document, calls for comments from commission. Continues work on Mark Vinson HIP project.

June 8, 2012 – Gerszewski continues work on assigned sections and locating plat maps of historic subdivisions for General Plan 2040. Work on National Register Nomination for Moeur Park/WPA Structures continues.

June 14 & 15, 2012 – Gerszewski, Hallam, and Kiser attend the 10th Annual Arizona Historic Preservation Conference whose theme is: "100 Years of Living History" at the Hassayampa Inn in Prescott.

- c. Based on the conspicuous value of the Tempe Preservation Graduate Student Intern Program as recognized by the State Historic Preservation Office, this year additional Federal Historic Preservation Pass-Through funding was awarded on a no-match basis through the Arizona State Historic Preservation Office which had the unanticipated positive effect of stabilizing program funding through the 2012 summer academic session.

2. Future Plans

- a. This is a continuing program which was initiated in 2009. From its inception, the Tempe Preservation Graduate Student Intern Program has been a collaborative effort. Through an intergovernmental agreement with the Arizona State University School of History, Philosophy, and Religious Studies, the City of Tempe Historic Preservation Program is operated in partnership with the Arizona State Historic Preservation Office and the United States National Park Service. Each year, Tempe Preservation competes with 25 other Arizona Certified Local Governments to obtain a Federal Historic Preservation Pass-Through grant administered by the Arizona State Historic Preservation Office. These funds are offered to Certified Local Governments on a revolving priority basis and without the critical matching funds provided by the Gila River Indian Community might not be made available for use within the State of Arizona.

Tempe is very fortunate to have program support from the Gila River Indian Community through a grant of State Shared Revenue for an additional year. We are very grateful to the Community and the City of Tempe Historic Preservation Office will be able to make internships available to graduate students in historic preservation programs and related disciplines at Arizona State University for the academic year 2012/2013.

Because it has been the great good fortune of the Tempe Preservation Graduate Student Intern Program to have engaged some of the most dedicated, enthusiastic, and talented graduate students, this program has gained a reputation for excellence at the Arizona State University School of History, Philosophy, and Religious Studies and at the Arizona State Historic Preservation Office. Staff is committed to ensuring that the internship experience will be challenging and will represent a lasting value to all participants. We look forward to the continued support of our program partners; the Gila River Indian Community, the Arizona State Historic Preservation Office, and the Department of the Interior National Park Service to help us sustain this valuable community service and educational program well into the future.

- b. In partial fulfillment of the outreach and education mission, Tempe Preservation brings the preservation message to the next generation of urban designers and planners in a series of lectures forming the HP Thematic Track for ASU HUD 402 - Community Revitalization: Problems and Strategies. This course deals with public policy and strategies for neighborhood revitalization and community renewal, Historic Preservation and adaptive reuse, gentrification, neighborhood safety, and related socioeconomic concerns are considered jointly in an integrated planning context.

- c. In response to the conspicuous success of the Tempe Preservation Graduate Student Intern Program, staff has been invited to speak to students at the Arizona State University School of History, Philosophy, and Religious Studies to present the internship experience as a hands-on learning opportunity. We look forward to this opportunity and are planning a presentation during the Fall 2012 Semester.
3. Other Comments – please visit our program online to learn more about Tempe Preservation programs including the Tempe Preservation Graduate Student Internship Program.

<http://www.tempe.gov/historicpres>

<http://www.facebook.com/TempeHPO>

B. FINANCIALS

1. Income/Expenditures

- a. Income 1 – Gila River Indian Community Council grants \$19,120.00 in State Shared Revenue, each year for two years to operate the Tempe Historic Preservation Graduate Student Intern Program.
- b. Income 2 – State Shared Revenue used as match to leverage \$10,000.00 in Federal Historic Preservation Pass-Through grant funding administered by the Arizona State Historic Preservation Office.

TOTAL PROGRAM INCOME = \$29,120.00

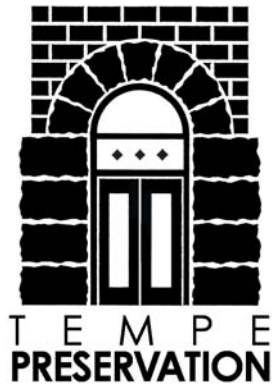
- c. Expenditures 1 – Tempe Historic Preservation Graduate Student Intern salaries:
 - 1) For the period 06/09/2011 through 03/08/2012 = \$13,348.00 (please refer to the enclosed Detailed Expenditure Record Number 1 as submitted to the Arizona State Historic Preservation Office dated 03/20/2012).
 - 2) For the period 03/15/2012 through 06/28/2012 = \$15,895.20 (please refer to the enclosed Detailed Expenditure Record Number 2 as prepared for submittal to the Arizona State Historic Preservation Office dated 03/20/2012).
- d. Expenditures 2 – None, all program funding is applied directly to Tempe Historic Preservation Graduate Student Intern salaries.

TOTAL PROGRAM EXPENDITURES = \$29,243.20

The Tempe Historic Preservation Graduate Student Internship Program has currently expended the Gila River Indian Community Council first-cycle grant of \$19,120.00 in its entirety and the FY11/12 Federal Historic Preservation Pass-Through grant funding administered by the Arizona State Historic Preservation Office of \$10,000.00 in its entirety as well.

The Program has been funded with an additional \$19,120.00 in State Shared Revenue by Gila River Indian Community Council 2011 grant. In addition, the Arizona State Historic Preservation Office has advised us that our application for FY12/13 Federal Historic Preservation Pass-Through grant funding has been approved in the amount of \$10,000.00 to allow us to continue to operate the Tempe Historic Preservation Graduate Student Intern Program through the end of the Fall 2012 Semester.

We respectfully remind the Community that Tempe Preservation endeavors to operation this program continuously and that additional grants of funding can be made at any time to further this goal.



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Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

July 5, 2012

Gila River Indian Community
Office of Special Funding
Post Office Box 2172
Sacaton, AZ 85147

Attn: Cheryl Pablo, Program Administrator

I would like to take this opportunity to thank the Gila River Indian Community for the grant of State Shared Revenue and demonstrate the value of the intern program it funds. This generous grant enables the City of Tempe Historic Preservation Office to offer an excellent internship for graduate students. As a Master's student with long-term career goals in Historic Preservation, this internship greatly supplements my academic coursework in the Public History Program at Arizona State University.

Through this internship, my assigned tasks are both challenging and personally rewarding. I am directly involved in the functions of Tempe Preservation and endorse the mission of the program. I assist with Tempe Preservation Ordinance compliance and complete various duties in support of both the Historic Preservation Office and the Historic Preservation Commission. I regularly attend and present at the Historic Preservation Commission and Neighborhood Association meetings enabling me to actively engage with and serve the community.

More specifically, I am gaining a comprehensive understanding of the relationship among the City of Tempe Historic Preservation Office with the Arizona State Historic Preservation Office and the United States National Park Service. I am also discovering how to apply the Secretary of the Interior Standards for the Treatment of Historic Properties. Additionally, I am involved in the local designation process which is comprised of listing culturally significant properties on Tempe Historic Property Register and the application of Historic Zoning Overlays.

Coupled with my duties in support of both the Historic Preservation Officer and the Historic Preservation Commission, I am assigned educationally and professionally enriching projects that I work on both independently and as part of a team. These projects enable me to enhance my resume and add to my professional skill set.

Gila River Indian Community
July 5, 2012
Page two

Since the beginning of May, my fellow interns and I have been generating a survey and inventory of historic subdivisions and multi-family housing. This work is undertaken to inform the city's land use planning update currently underway. This process has given me the opportunity to enhance and improve my primary historical research skills as we are employing a variety of research methods and strategies.

I am also working on a National Register Nomination for Moeur Park and the Works Progress Administration structures in the park. This rigorous project provides for an understanding of the National Register form process and allows for the experience of submitting the nomination to the Arizona Historic Sites Review Committee. Through this process I am applying the National Register of Historic Places Criteria for Evaluation.

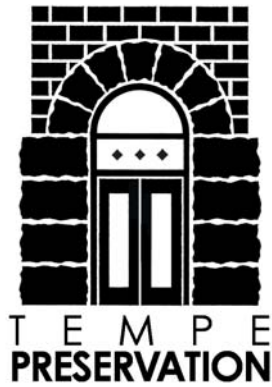
Networking and conference opportunities are exceedingly valuable components to the City of Tempe Historic Preservation intern program. This internship allows me to network with historians, architects, planners, archeologists and other professionals in the field. In addition, I recently attended the Arizona Historic Preservation Conference where I learned of the successes and challenges facing Historic Preservation in Arizona today.

There are several experiences and skills I hope to acquire through this internship in the months to come. I am confident I will continue to learn about the role of preservation in urban planning and more about survey and inventory of historic properties. Field surveys and additional networking opportunities are both key activities I hope to participate in before the end of this internship. Finally, ongoing primary and secondary historic research will allow for my continued immersion in the social, cultural, political, and economic history of Tempe.

Thank you for your generous support of the City of Tempe Historic Preservation intern program.

Sincerely,

Alyssa D. Gerszewski



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April Bojorquez
Brad Graham
Andrea Gregory, Chair
Charlie Lee
Brenda Shears
Korri Turner
Alternate (vacant)

**HISTORIC
PRESERVATION
OFFICE**

Alyssa Gerszewski
Nathan Hallam
Billy Kiser
Alyssa Matter
Joe Nucci
Mark Vinson

The City of Tempe is a
Certified Local
Government,
in association with the
United States Department
of the Interior / National
Park Service

Tempe Historic
Preservation Office
Community Development
Department
31 East 5th Street
P.O. Box 5002
Tempe, AZ 85280
480.350.8028
8579 FAX; 8913 TDD



Tempe Historic Preservation Commission (Tempe HPC) Tempe Historic Preservation Office

July 5, 2012

Gila River Indian Community
Office of Special Funding
Post Office Box 2172
Sacaton, AZ 85147

Attn: Cheryl Pablo, Program Administrator

Dear members of the Gila River Indian Community,

Thank you very much for your generous support of the City of Tempe Historic Preservation Office student intern program. Your contributions support preservation projects in Tempe and add value to its neighborhoods; at the same time you make an investment in the field of Arizona preservation by funding the training of future professionals.

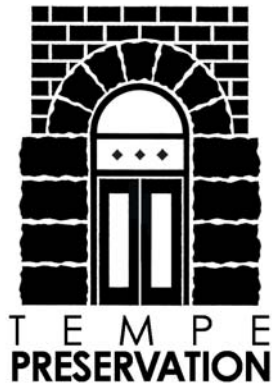
Since beginning work at the office I have pursued a survey and inventory of pre-1941 buildings and structures in Tempe, half of which are located in the Maple-Ash neighborhood near the main campus of Arizona State University. After locating approximately one hundred Maple-Ash houses built before 1941, I identified their original owners and wrote a short history of the neighborhood. This allows current Maple-Ash homeowners to more quickly list their houses on the Tempe Historic Property Register, which protects them from demolition and maintains the historic quality of the neighborhood.

Additionally I have prepared a National Register Nomination for the Kirkland-McKinney Ditch, a canal segment along East 8th Street. This 1869 canal, the oldest in the East Valley, remains open and dirt-lined and sustains a landscape of native cottonwood and willow, as did nearly all Phoenix-area canals before 1950s modernization. It is my long-term hope that officials at the Bureau of Reclamation will add interpretive signs to the site to make it more of a public educational resource.

These and other projects add value to the City of Tempe and its neighborhoods. I am grateful for your generous support of the program; it has been a pleasure to assist preservation efforts in Tempe and contribute positively to the community.

Sincerely,

Nathan Hallam



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Post Office Box 2172
Sacaton, AZ 85147

Attn: Cheryl Pablo, Program Administrator

Dear Gila River Indian Community,

I wanted to take this opportunity to extend my most sincere thanks and gratitude for the grant funding that you provided the City of Tempe Historic Preservation Office last year, which has enabled me to serve in the capacity as a graduate student intern over the past several months. My experience here has been highly varied and diversified. I have found this to be a fruitful experience thus far and have no doubt that my time spent working in historic preservation with the City of Tempe will assist me tremendously in my aspirations as a historian.

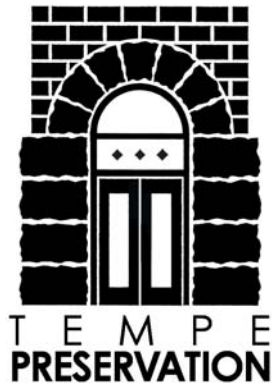
My role as an intern has exposed me to innumerable aspects of public history practices in preservation. I have worked under the auspices of Tempe's historic preservation officer, Joe Nucci, who has guided me every step of the way, working tirelessly to ensure that I emerge from this experience with a strong proficiency in the preservation field. During my time here, I have been involved in a number of important projects, including: preparation of National Register nominations; survey and inventory of historic districts; cultural resource studies; Historic Preservation Office webpage design; historical research for local property owners; collaboration with the Tempe Historic Preservation Commission; collaboration with SHPO representatives; preparation of award nominations for local historic properties; and a number of additional projects of smaller scale. All of this has been undertaken in direct cooperation with my fellow graduate students and has been overseen by Mr. Nucci.

This is but a brief synopsis of the extensive preservation-related work in which I have been involved during my tenure as an intern at the Tempe Historic Preservation Office. Indeed it has proven to be a rich, all-encompassing experience, as I have received training in nearly all aspects of the profession. I have gained a tremendous working knowledge of a public history practice with which I was previously unfamiliar, and I am confident that the knowledge I have gleaned during this training period will benefit me throughout the remainder of my career as a practicing historian.

Again, I thank you very much for your kindness in sustaining this program through your generous funding support.

Sincerely,

William S. Kiser
City of Tempe Historic Preservation Intern



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July 5, 2012

Gila River Indian Community
Office of Special Funding
Post Office Box 2172
Sacaton, AZ 85147

Attn: Cheryl Pablo, Program Administrator

Dear Gila River Indian Community,

I want to personally thank you for the opportunities you have given me through funding the City of Tempe Historic Preservation Internship Program. As an aspiring architect it has been a rewarding experience to be able to work with city government. I have been able to be part of many different programs and policies that I will encounter again in the future throughout my career. Working with historic preservation has also brought a new found appreciation for the preservation of properties in order to maintain our history. It is a completely different take on architecture than what I have been taught through my education, and I have grown to appreciate the ability to reuse old architecture to make something new without compromising the historic integrity of that property – the ultimate form of sustainable design. This experience has inspired my future career goals and aspirations. I would like to continue this practice of preserving and repurposing the old in order to keep history intact.

The projects I have been involved thus far during my internship have all taught me a lot as well as tested my skills and abilities in many ways. The experience of attending work group meetings in order to write and produce the design guidelines for the Borden Homes Historic District has challenged what I know about architecture. I have learned so much about the specifics of different residential housing types and the unique features that make them historic. This valuable information is something that I have not gained during my education. This project has also challenged my graphic design skills, which is a hidden passion of mine. I have been tasked to produce many different diagrams in order to convey different aspects of the design guidelines document, as well as compiling and designing the final document. Other projects that I have been involved with have helped me to further develop my research and writing skills. Writing the local register nomination for the Tempe Municipal Building was another big challenge for me. Not only did I have to develop my writing skills to produce a well composed document, I learned all about the process for listing a property on the local register, as well as all of the people involved to make that happen.

In conclusion, this experience has been one of the most rewarding professional experiences I have had thus far in my career. It has taught me a lot and challenged me immensely. The people I have had the opportunity to work with on a day-to-day basis have taught me so much about historic preservation and city government. I once again thank the Gila River Indian Community for funding this internship program, and hope they can understand that they are giving me and my colleagues a very beneficial experience that will influence our careers well into the future, and perhaps for the rest of our professional lives.

Sincerely,
Alyssa Matter



GILA RIVER INDIAN COMMUNITY

OFFICE OF SPECIAL FUNDING

July 19, 2011

Joe Nucci
Historic Preservation Officer
P.O. Box 5002
Tempe, AZ 85280

In re: Community Development, Tempe Preservation Graduate Student Intern Program

Congratulations on your recent grant award from the Gila River Indian Community State-Shared Revenue Program. Interim and final reports are a requirement of every grant award. By accepting the grant, you are agreeing (1) to use the grant in accordance with the budget and purposes identified in your grant application, and (2) to submit interim, final and any other reports that the Gila River Indian Community requires, verifying that grant funds were expended for the purposes identified in the grant application. Enclosed you will find the desired reporting format.

Reports will be due annually beginning one year from the date of award and continuing through the grant period. Please use the dates listed below as a guideline in order to ensure that reports are submitted in a timely manner. In the instance that your project is not complete after the last listed progress reporting date, additional reports may be requested. Please sign below to acknowledge that you understand the reporting requirements and return a copy of the signed letter to the Office of Special Funding. You may email a scanned signed copy to cheryl.pablo@gric.nsn.us or send via USPS.

Again, congratulations on your grant award and much success in the implementation of your project or program.

Sincerely,

Cheryl Pablo
Program Administrator

REPORTING DATES:

7/5/2012
7/5/2013

AGREED AND ACKNOWLEDGED BY:

Signature
Tempe Historic Preservation Officer

Title